





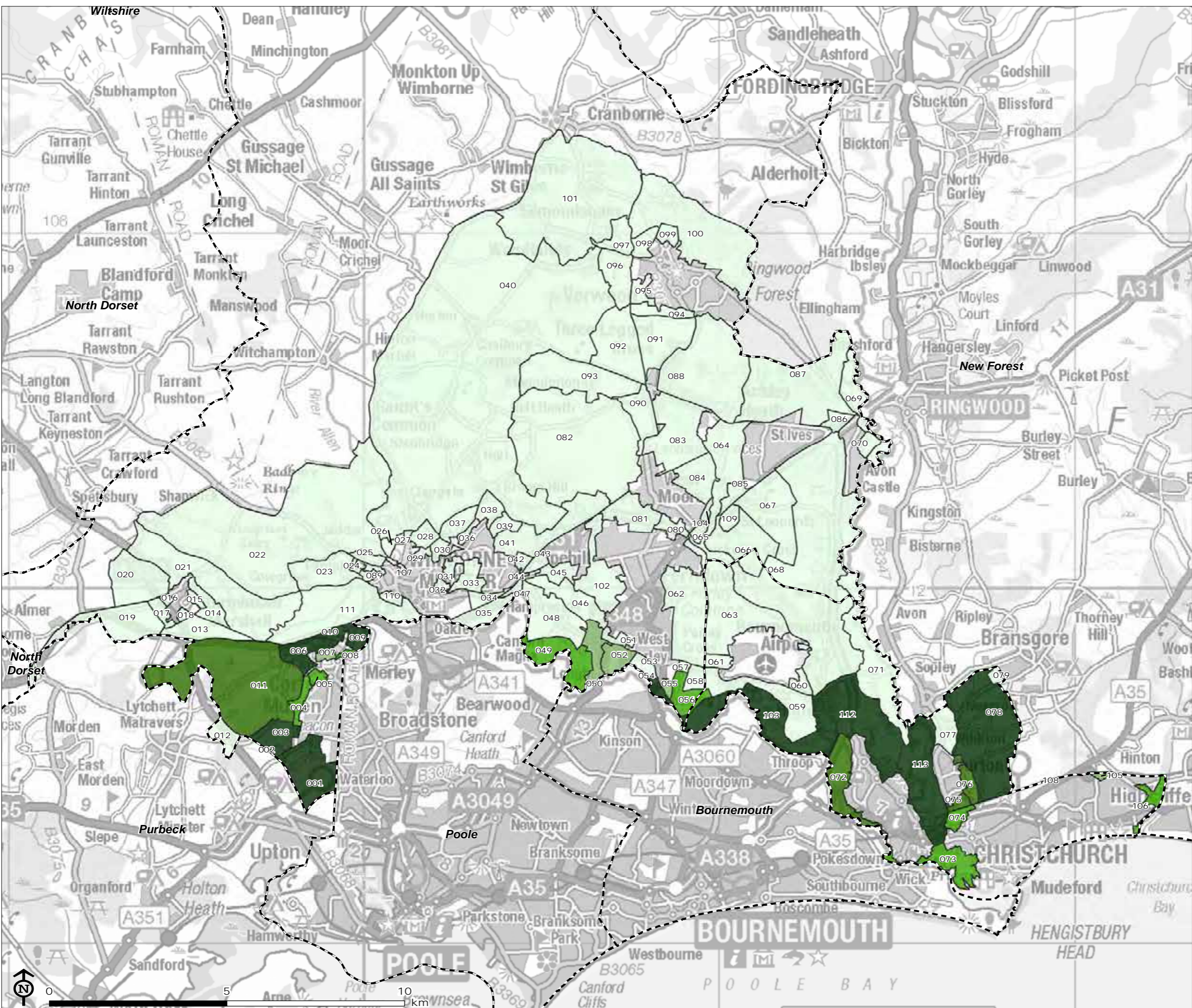


Christchurch & East Dorset -
Joint Strategic Green Belt
Study

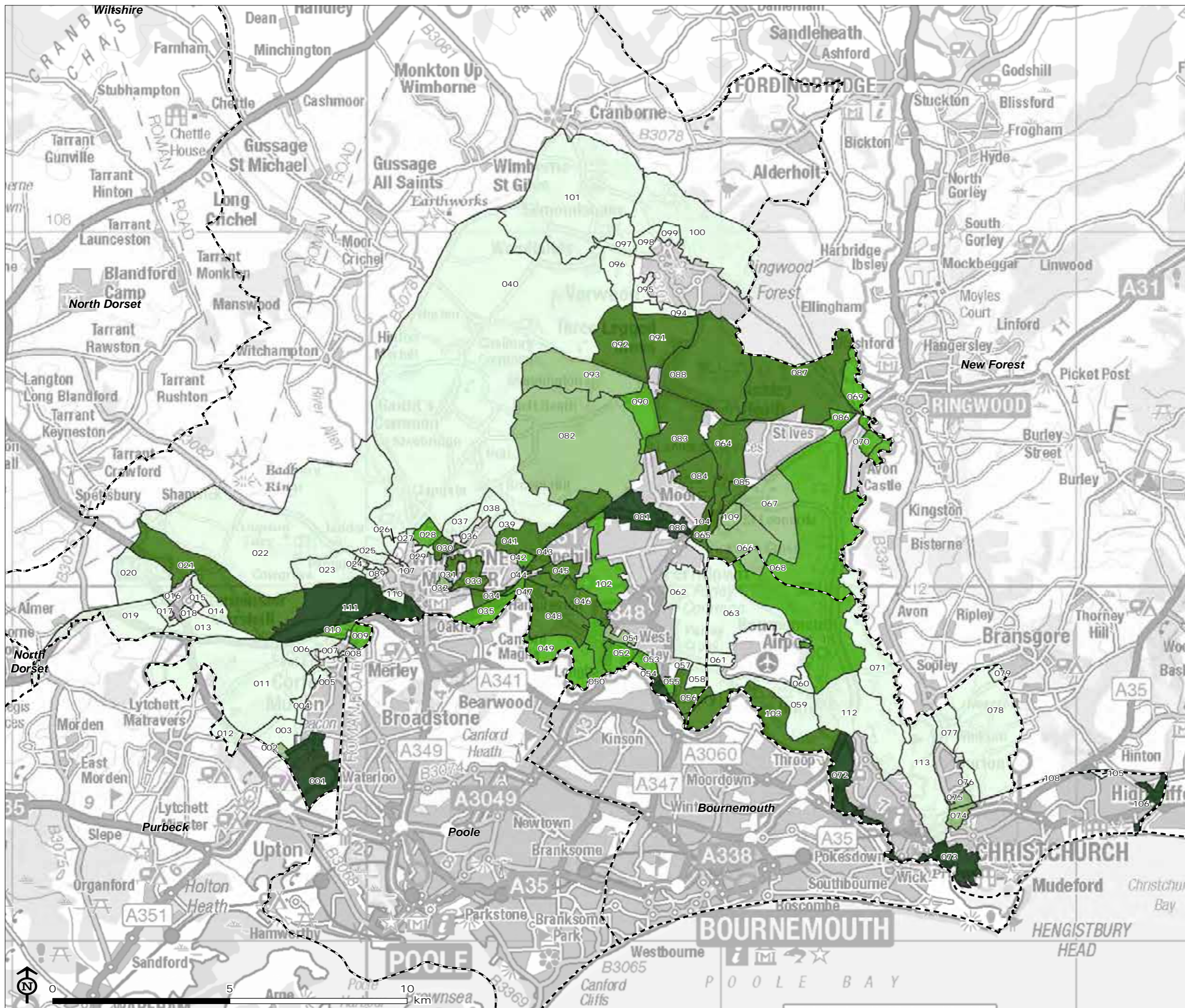
Figure 4.1: Purpose 1 - Check the
unrestricted sprawl of large built-up
areas

-  District Boundary
- Rating
-  Strong
-  Relatively strong
-  Moderate
-  Relatively weak
-  Weak or no contribution



Map Scale @A3: 1:105,000





Christchurch & East Dorset - Joint Strategic Green Belt Study

Figure 4.2: Purpose 2 - Prevent neighbouring towns merging into one another

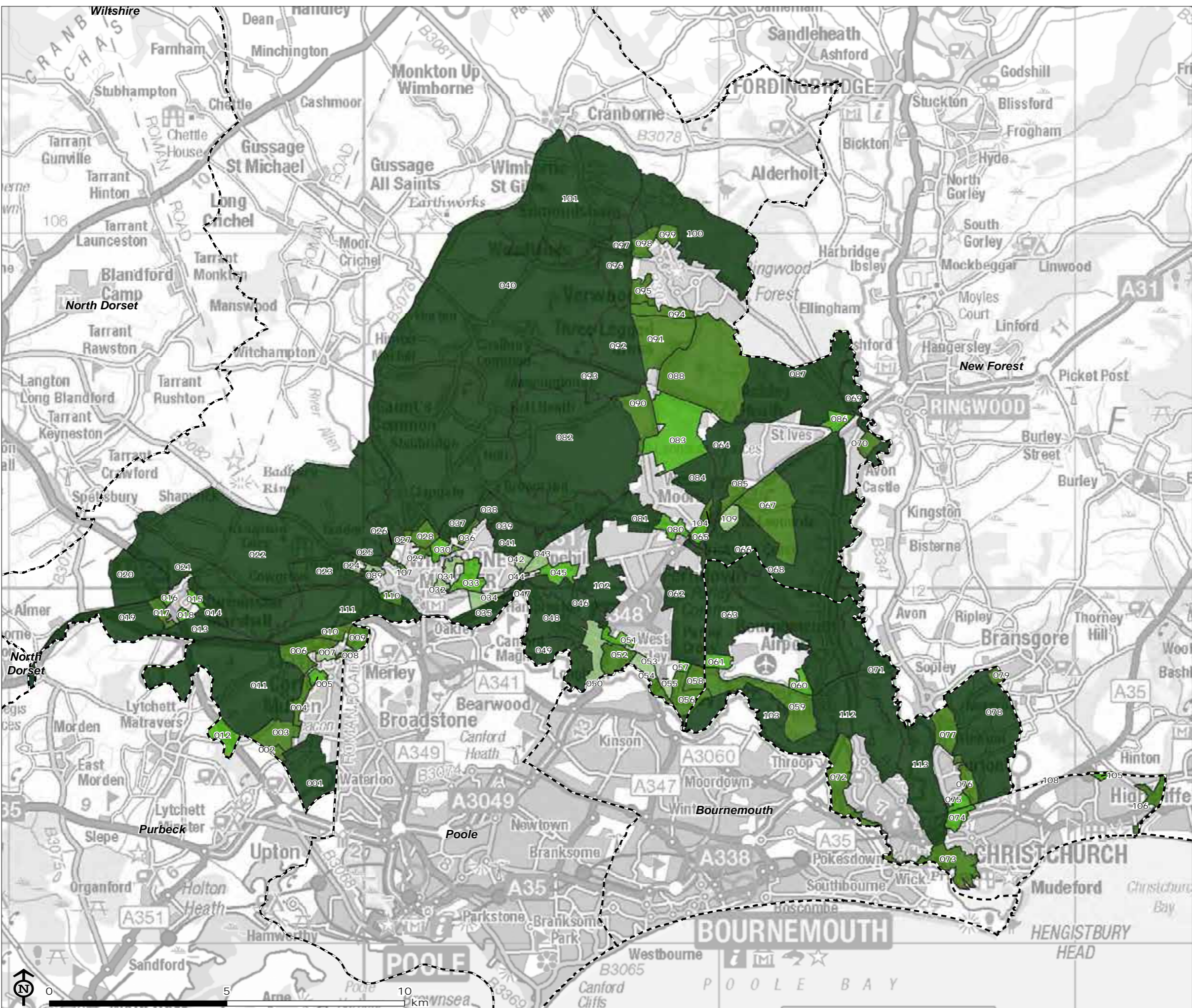
- District Boundary
- Rating
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @A3: 1:105,000



Christchurch & East Dorset - Joint Strategic Green Belt Study

Figure 4.3: Purpose 3 - Assist in safeguarding the countryside from encroachment



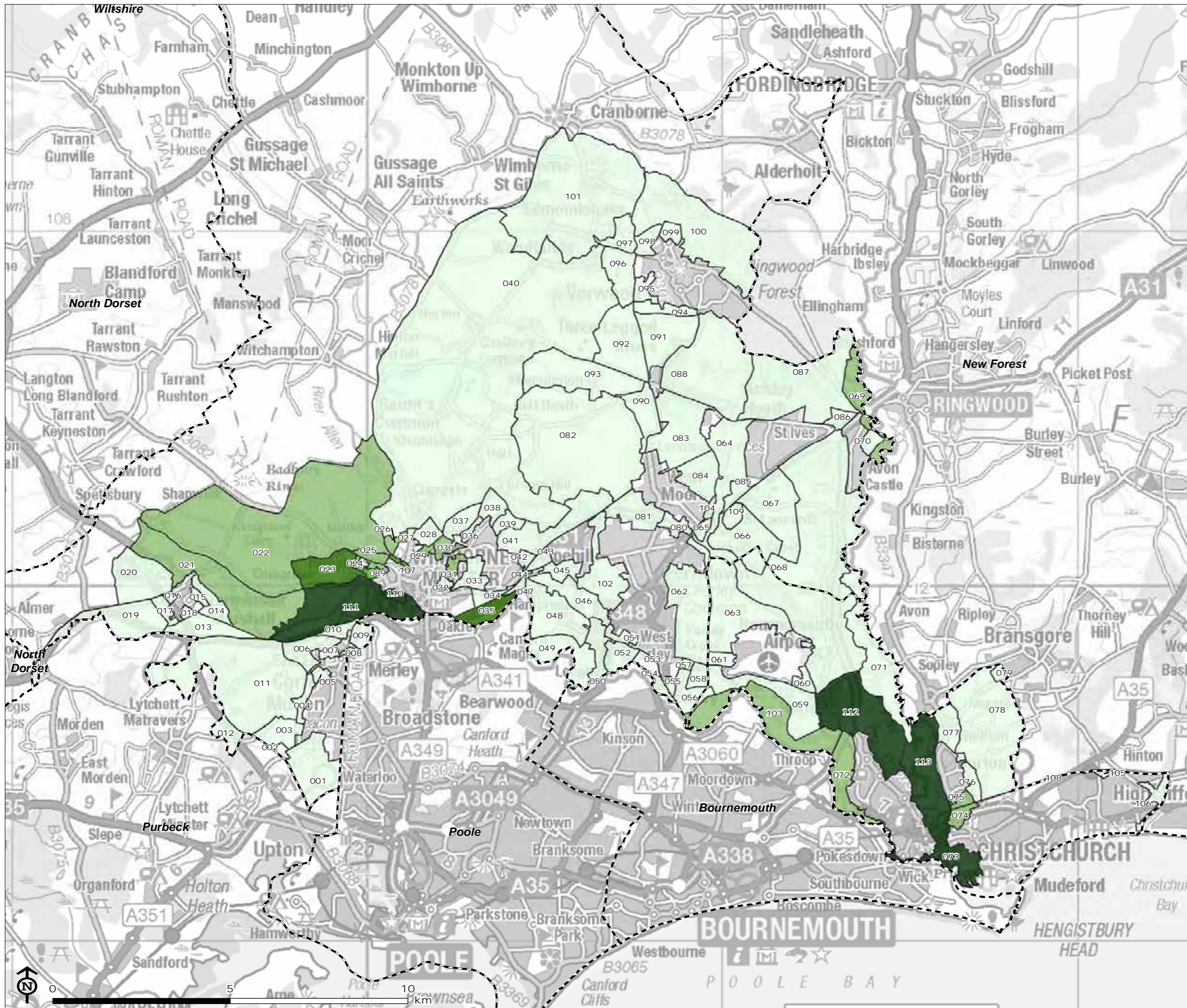
- District Boundary
- Rating
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @A3: 1:105,000



Christchurch & East Dorset -
Joint Strategic Green Belt
Study

Figure 4.4: Purpose 4 - To preserve the setting and special character of historic towns



--- District Boundary

Rating










- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

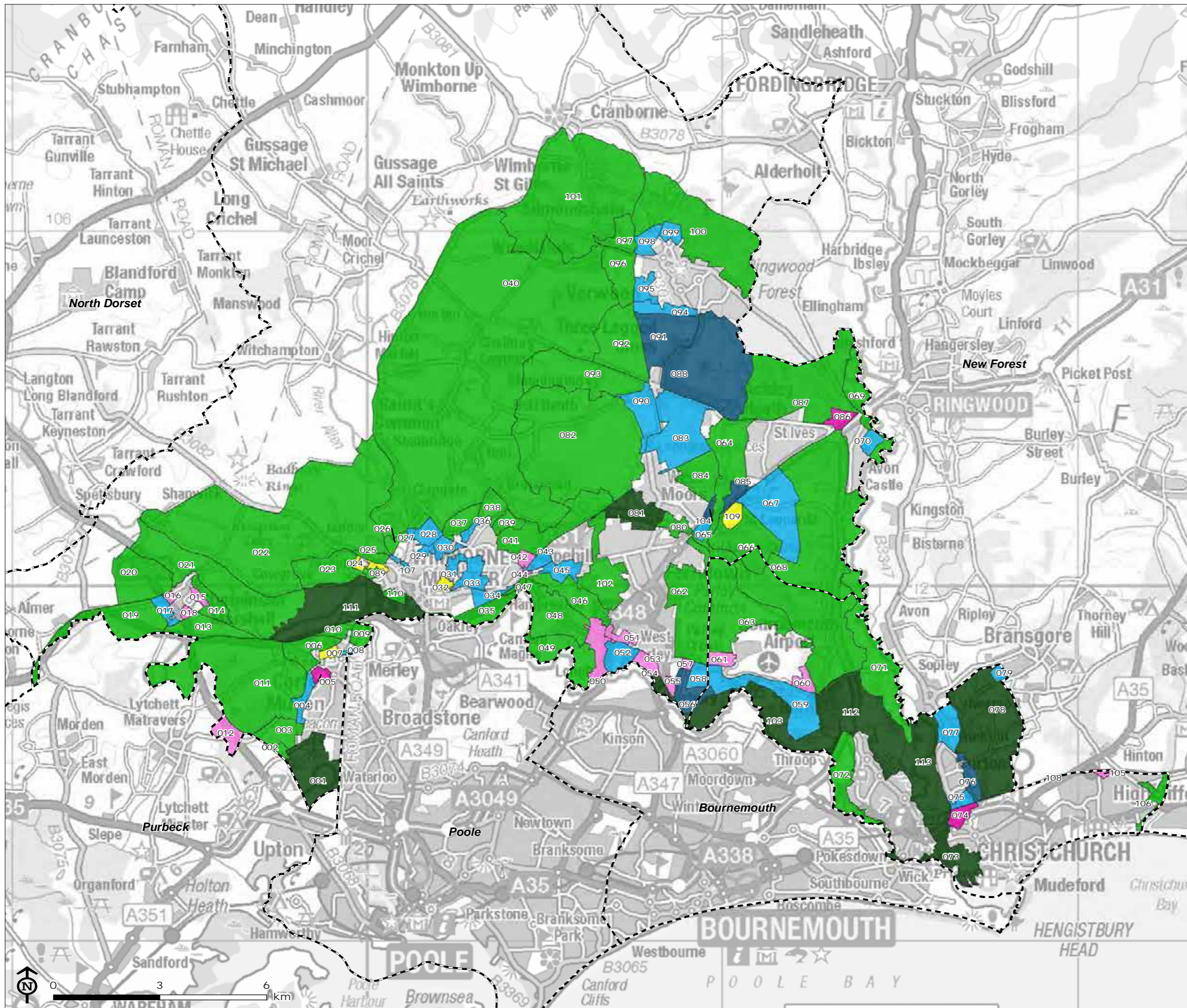
Map Scale @A3: 1:105,000



Figure 4.5: Summary Ratings

--- District Boundary

	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

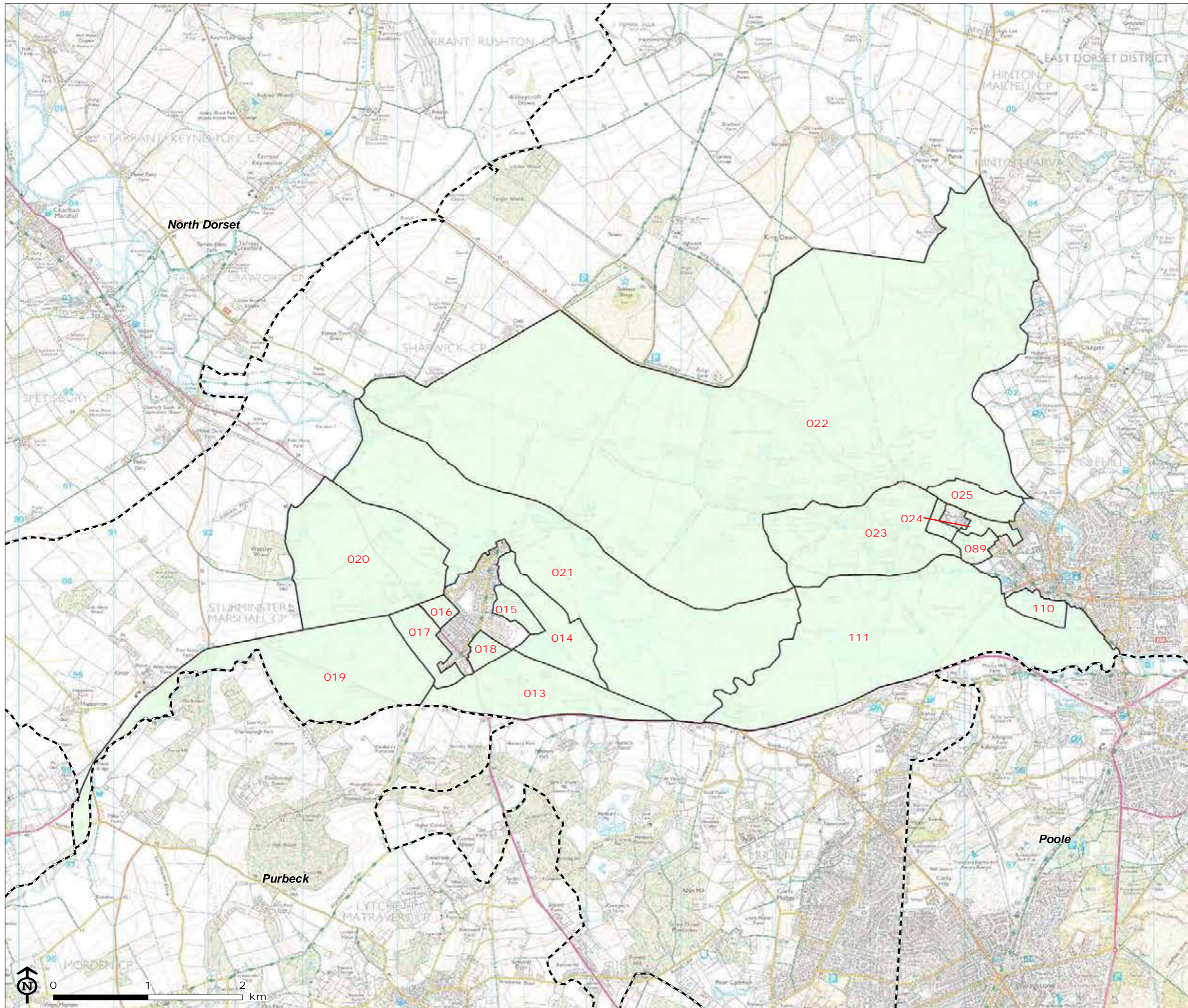


Map Scale @ A3: 1:105,000



Figure 4.6: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 1 - Sturminster
Marshall and west of Wimborne



--- District Boundary

Rating

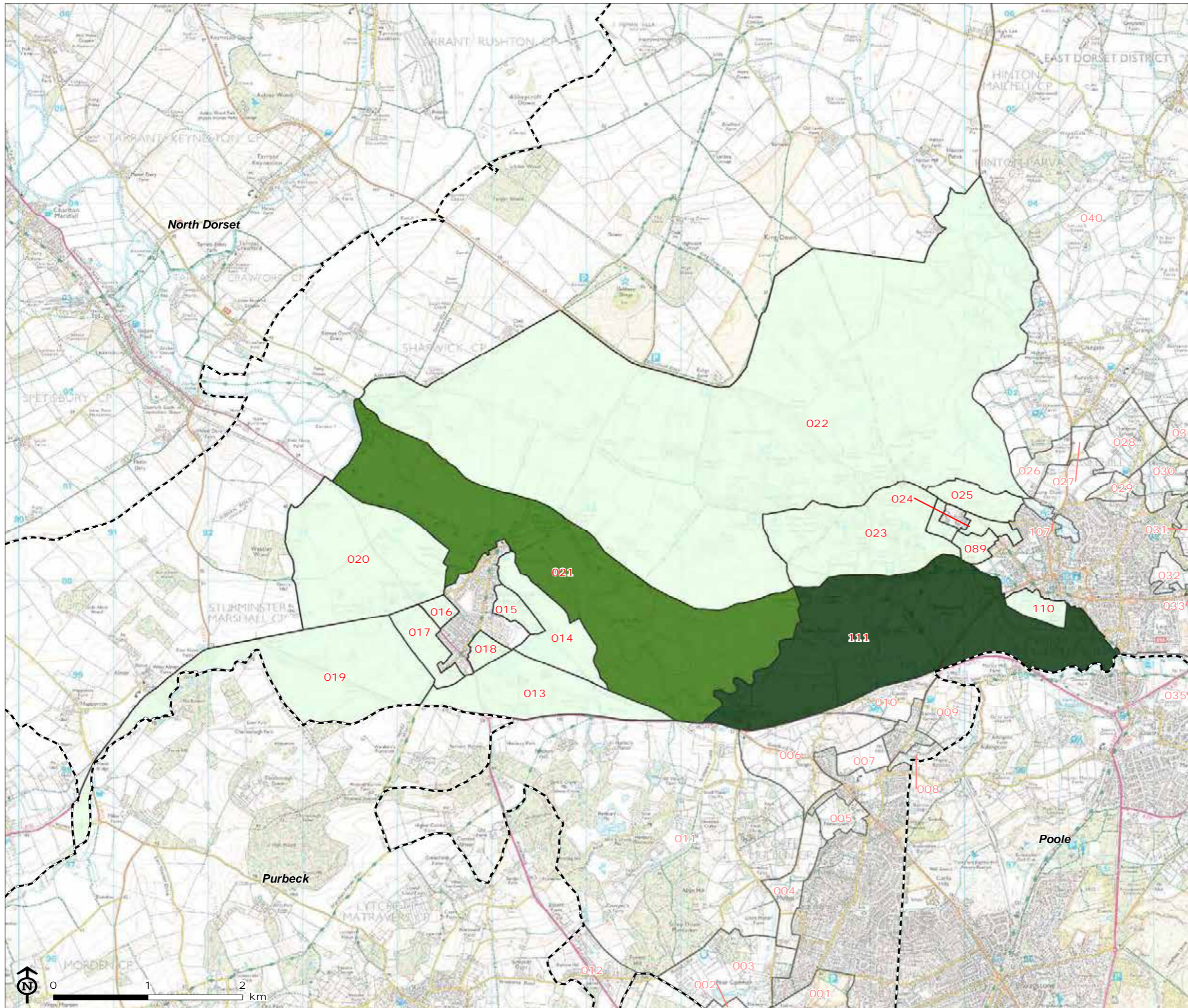
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:39,500



Figure 4.7: Purpose 2 - Prevent
neighbouring towns merging
into one another

Map Area 1 - Sturminster
Marshall and west of Wimborne



--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:39,500



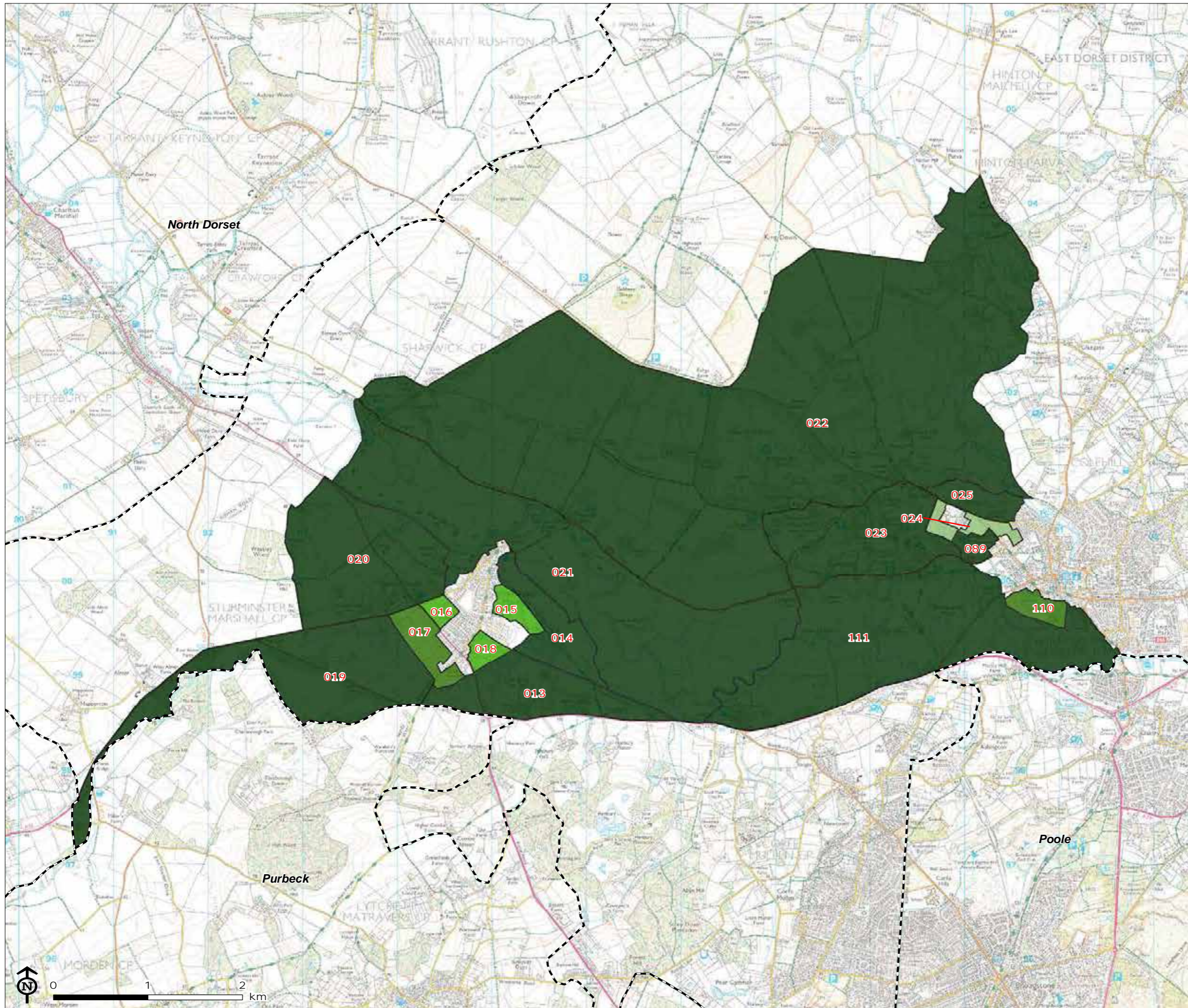
Figure 4.8: Purpose 3 - Assist in
safeguarding the countryside
from encroachment

Map Area 1 - Sturminster
Marshall and west of Wimborne

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

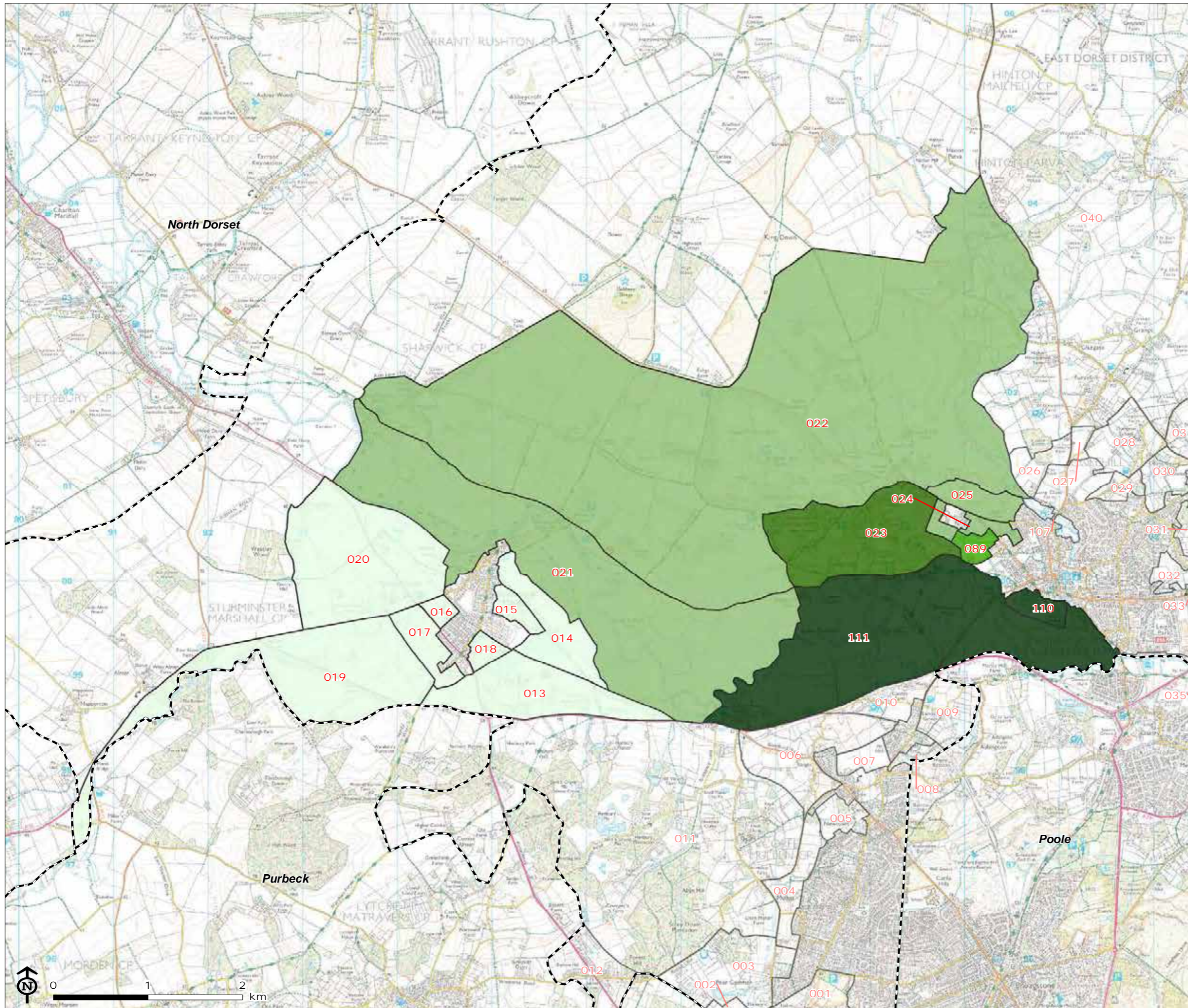


Map Scale @ A3: 1:39,500



Figure 4.9: Purpose 4 - To preserve the setting and special character of historic towns

Map Area 1 - Sturminster Marshall and west of Wimborne



--- District Boundary

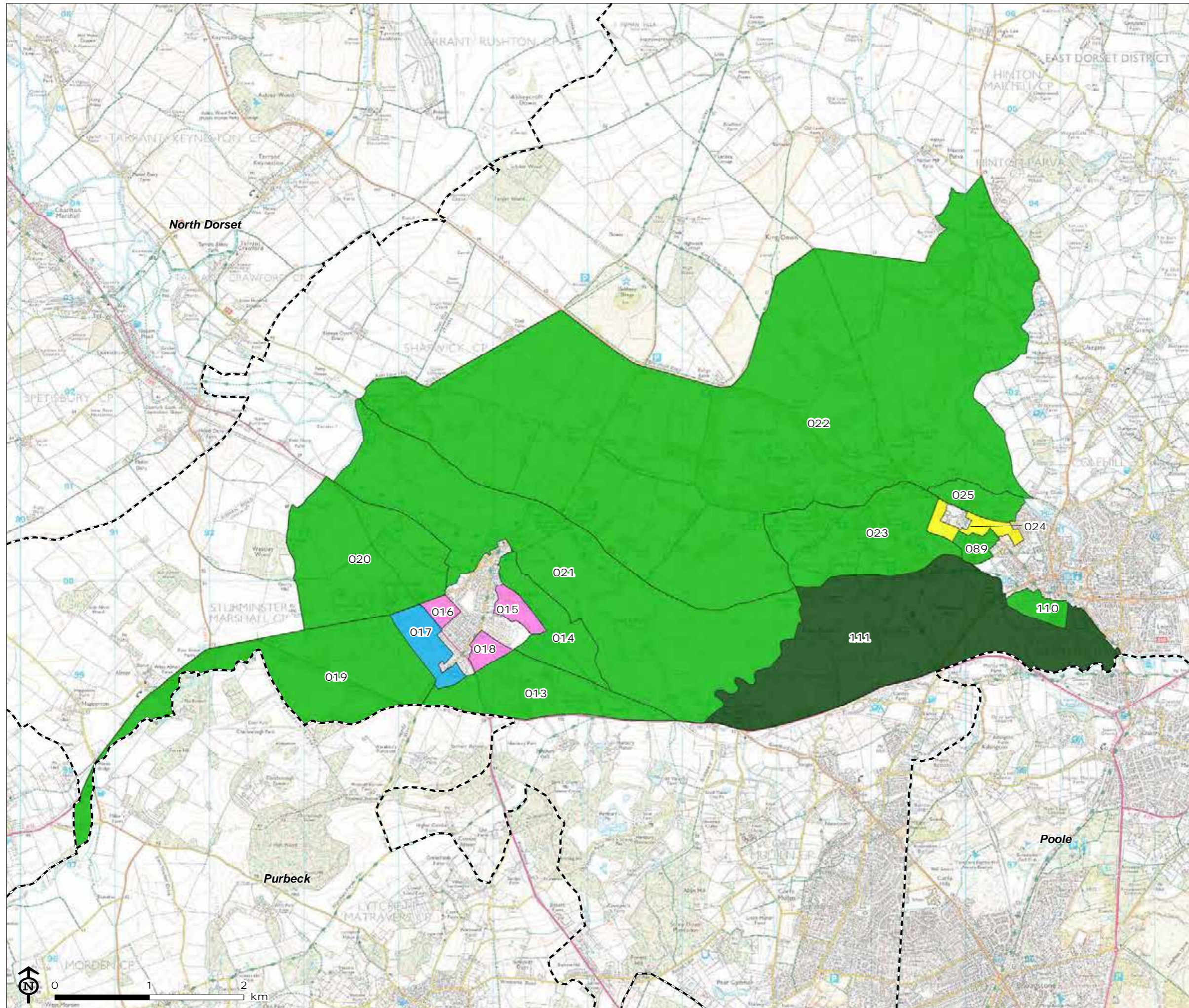
Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:39,500



Figure 4.10: Summary rating
Map Area 1 - Sturminster
Marshall and west of Wimborne



--- District Boundary

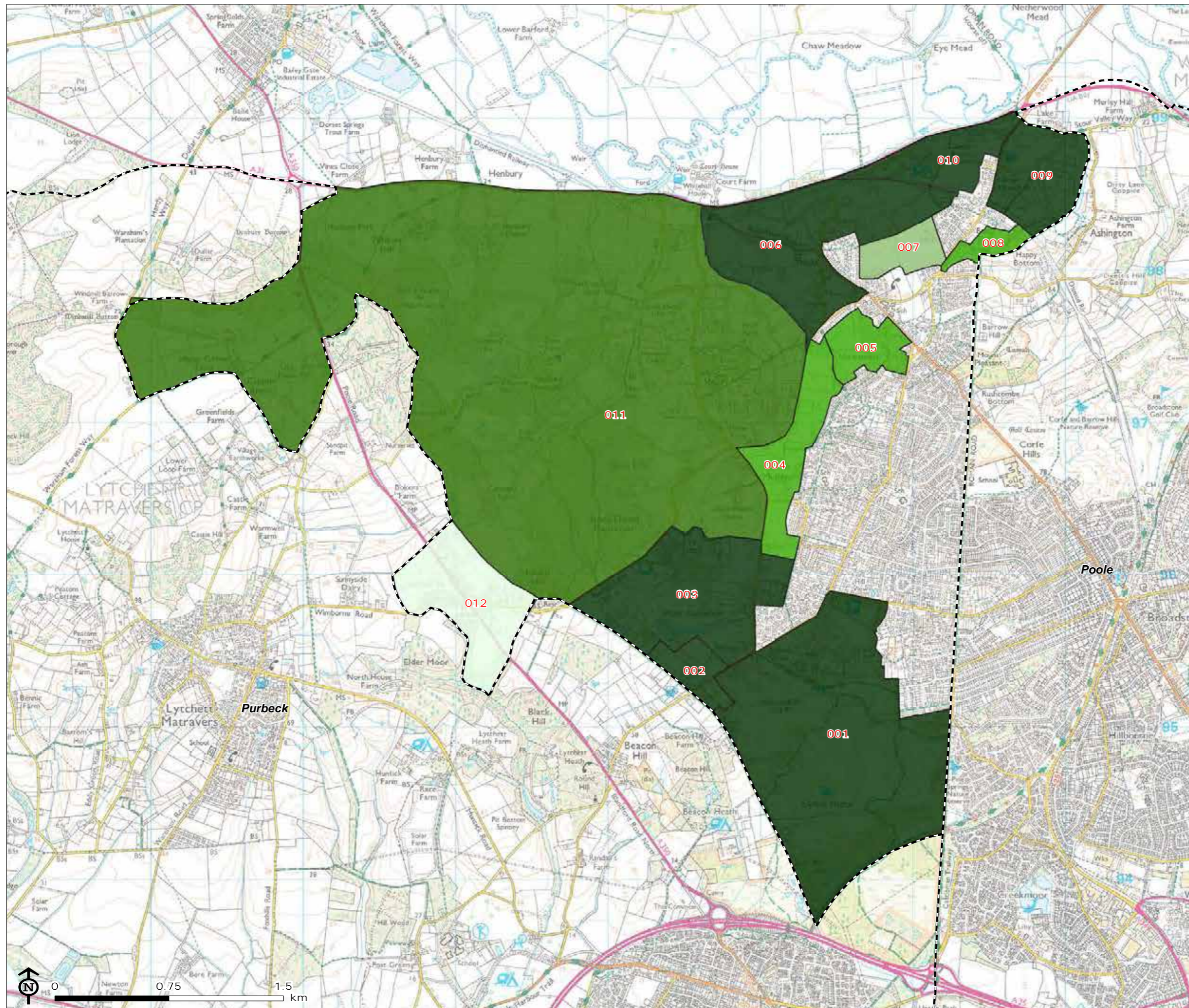
	Highest contribution rating	No. of purposes with highest rating
	Strongest	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:39,500



Figure 4.11: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 2 - Corfe Mullen



--- District Boundary

Rating

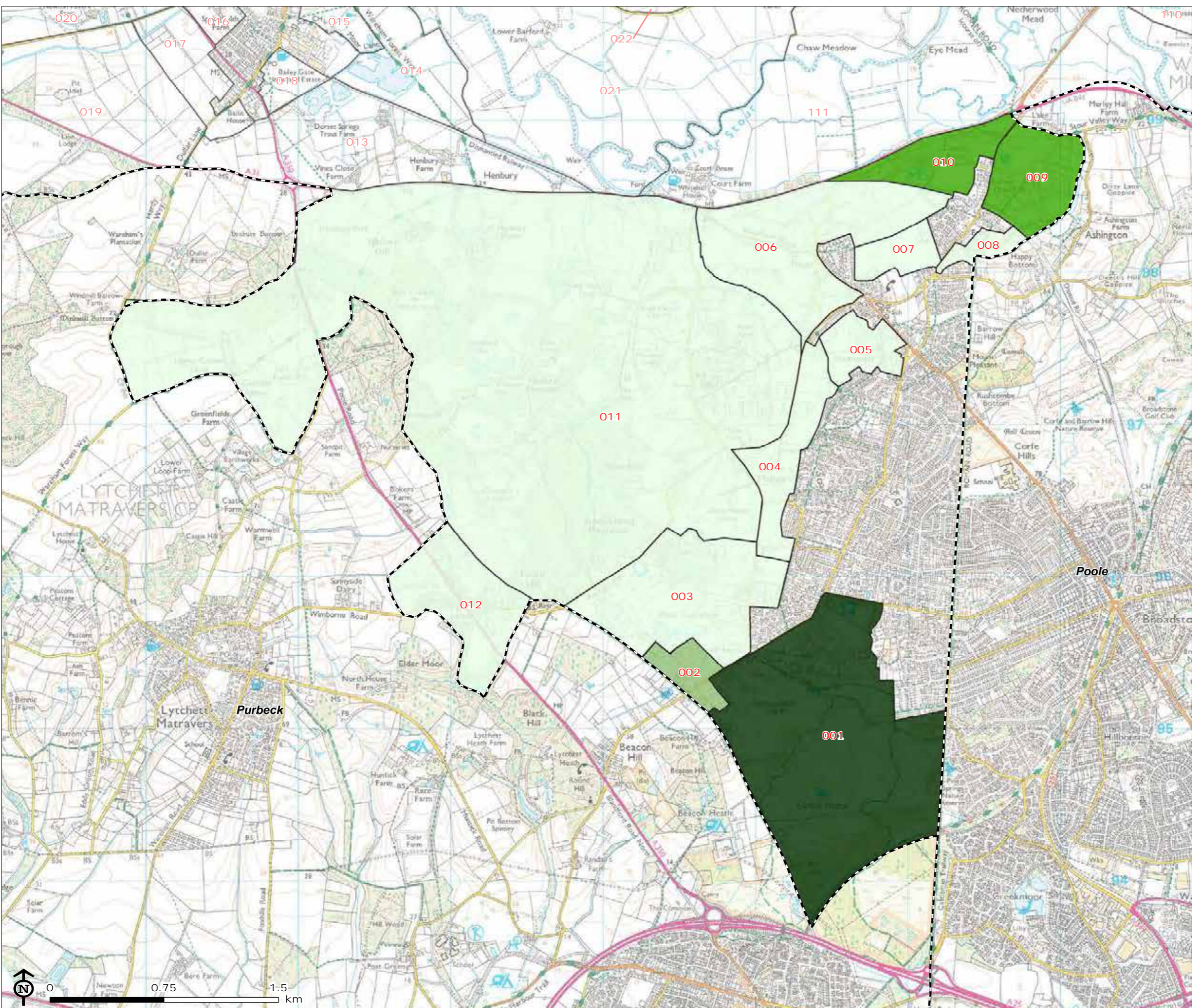
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:24,500



Figure 4.12: Purpose 2 - Prevent
neighbouring towns merging
into one another

Map Area 2 - Corfe Mullen



--- District Boundary

Rating

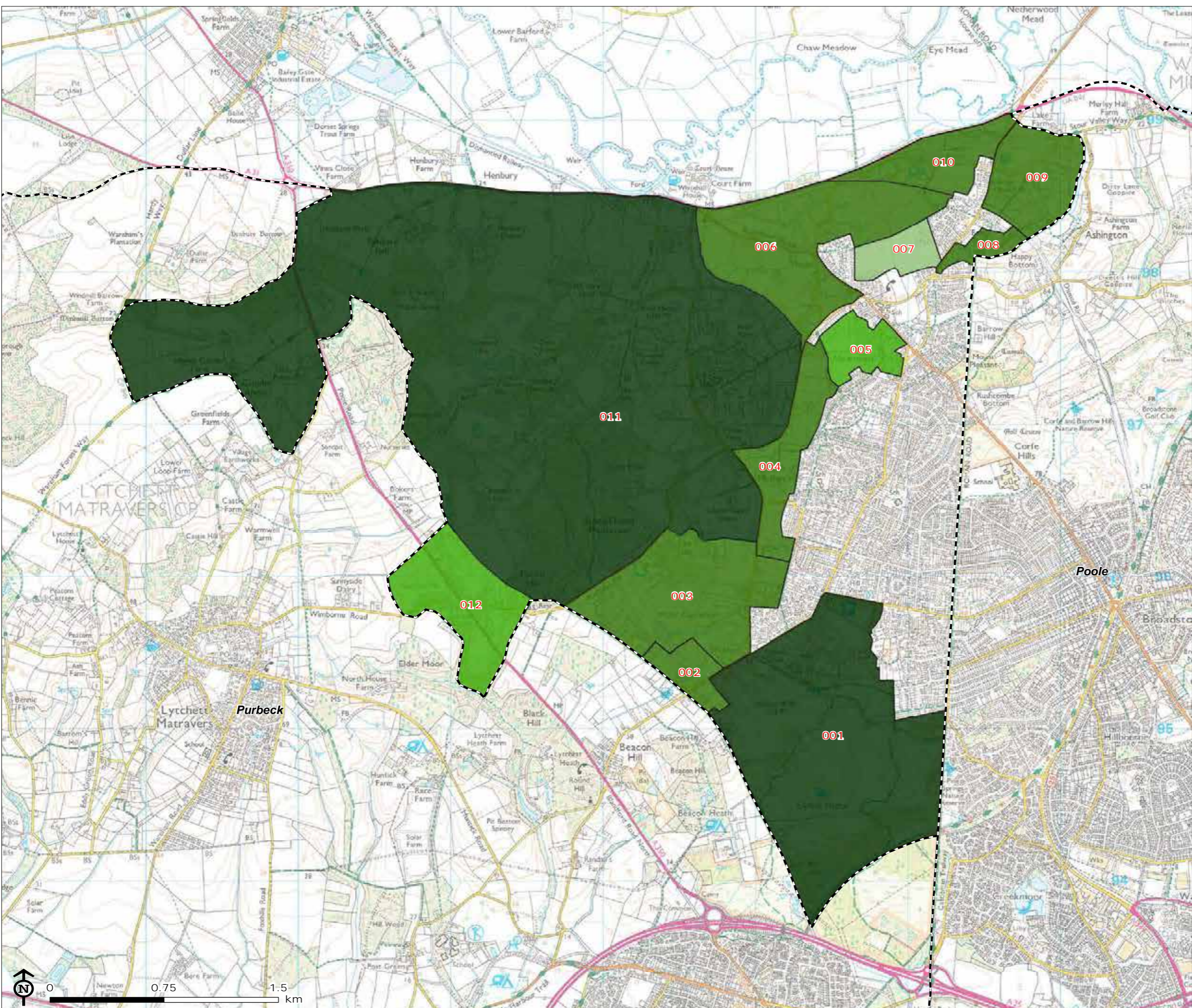
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:24,500



Figure 4.13: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 2 - Corfe Mullen



--- District Boundary

Rating

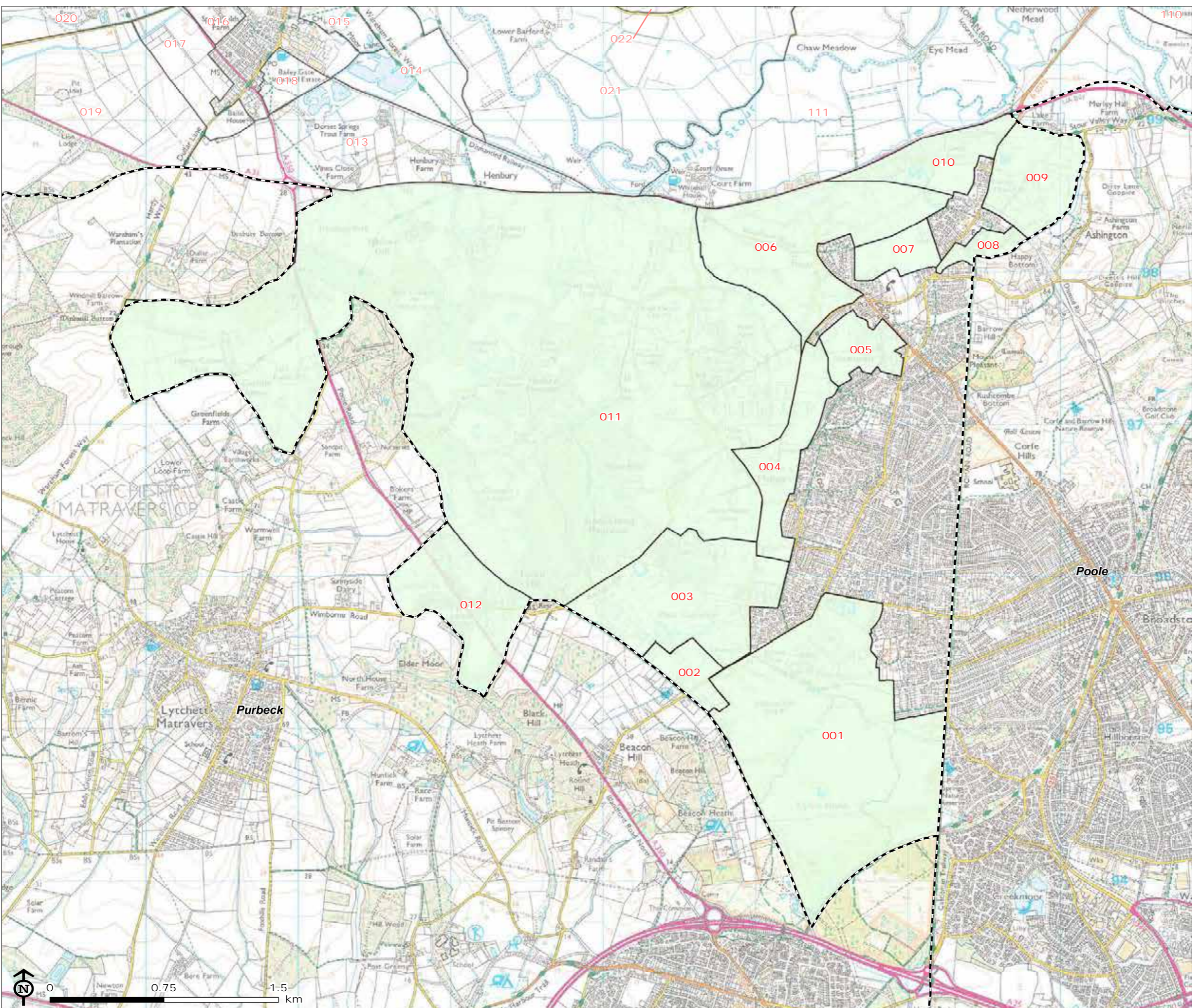
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:24,500



Figure 4.14: Purpose 4 - To
preserve the setting and special
character of historic towns

Map Area 2 - Corfe Mullen

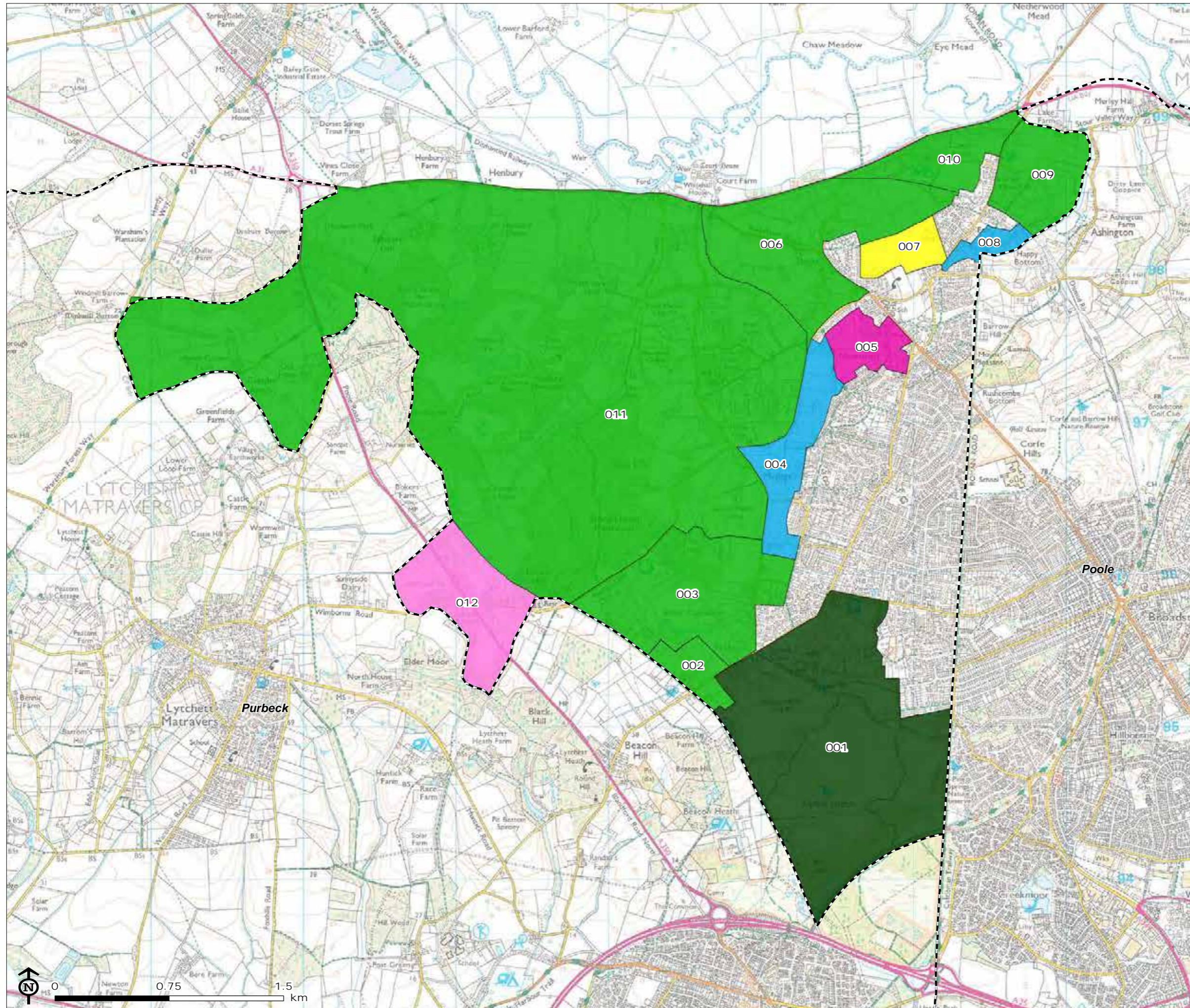


- District Boundary
- Rating
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:24,500



Figure 4.15: Summary rating
Map Area 2 - Corfe Mullen



--- District Boundary

	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:24,500



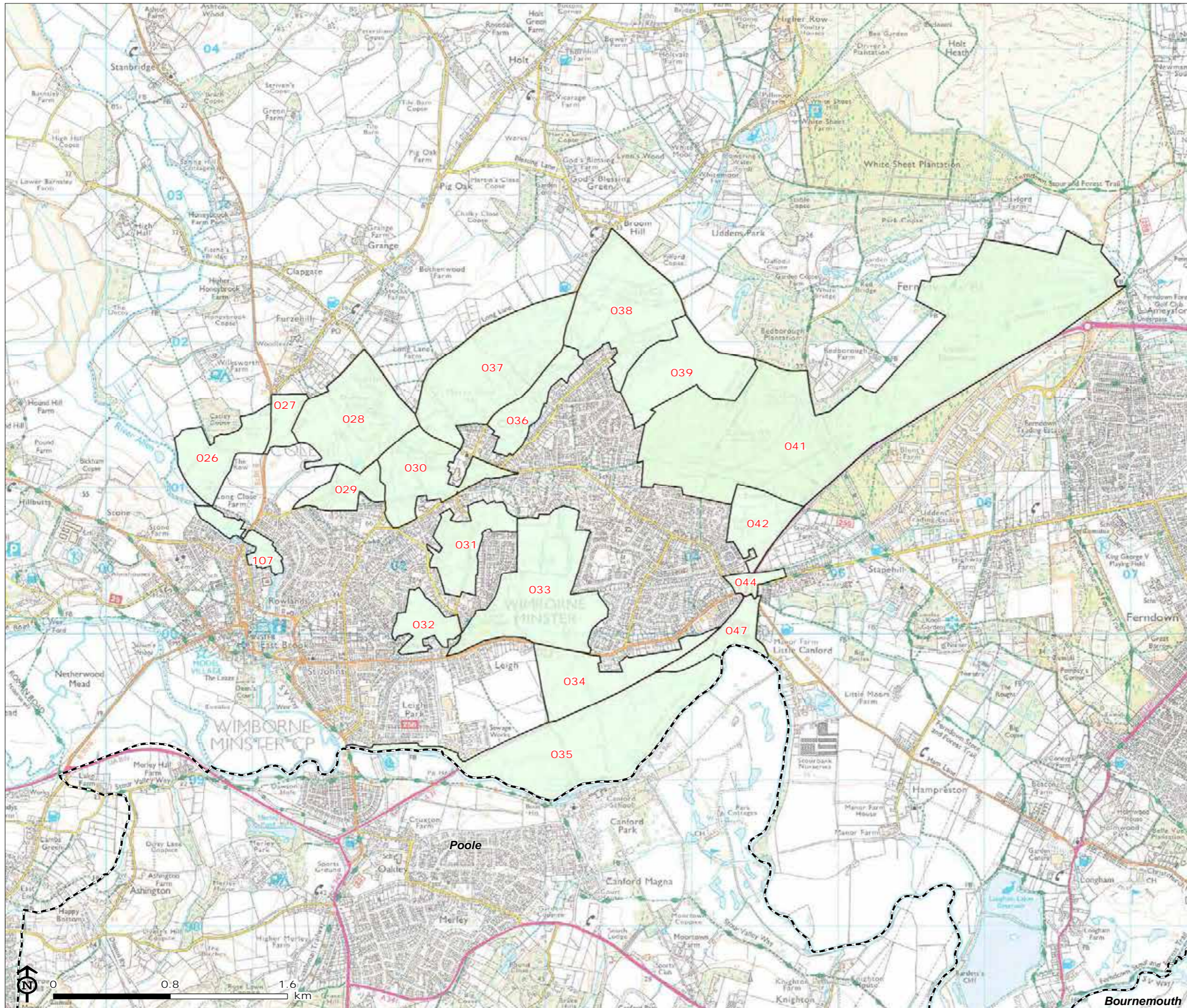
Figure 4.16: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 3 - Wimborne and
Colehill

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:25,500



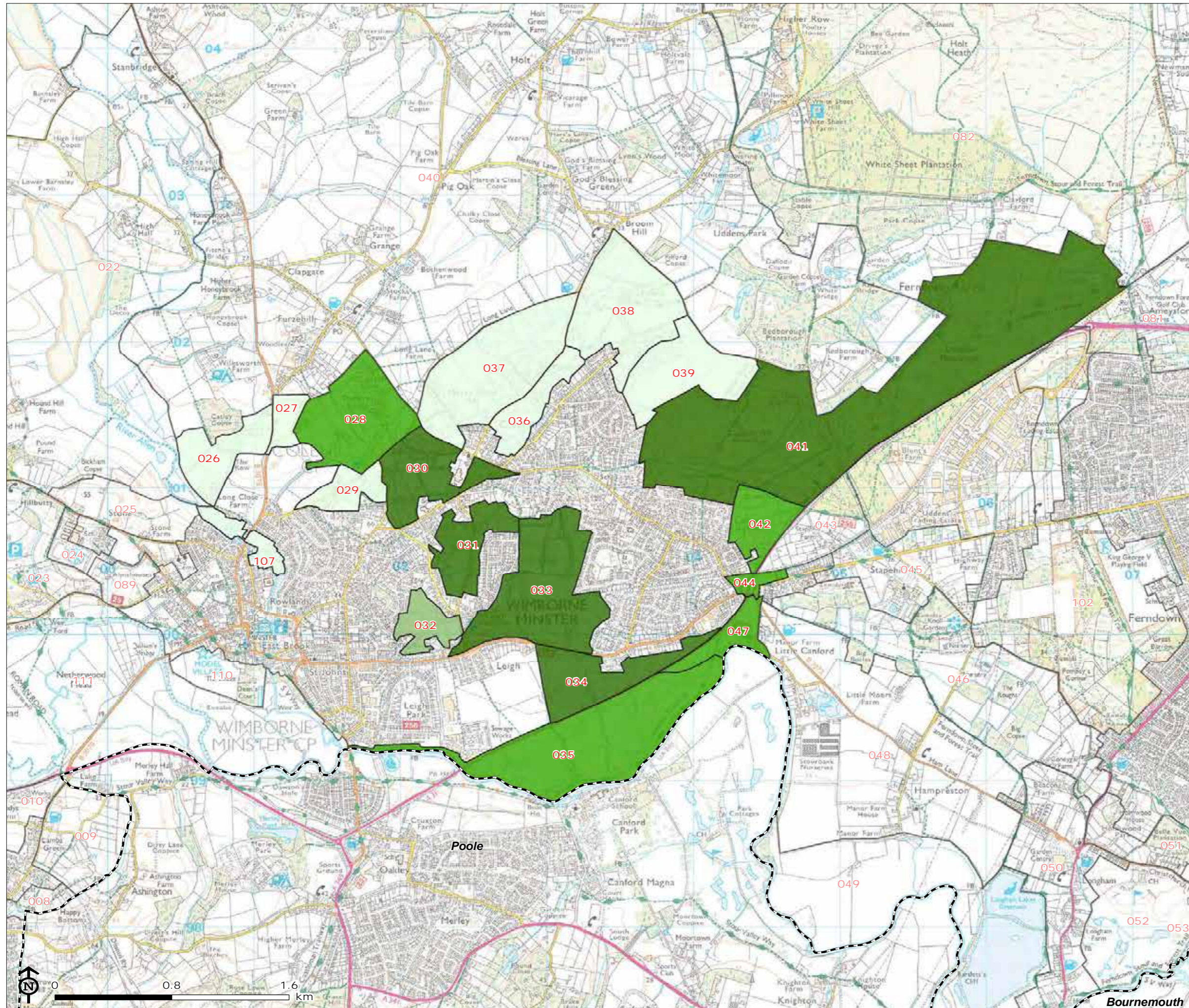
Figure 4.17: Purpose 2 - Prevent
neighbouring towns merging
into one another

Map Area 3 - Wimborne and
Colehill

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:25,500



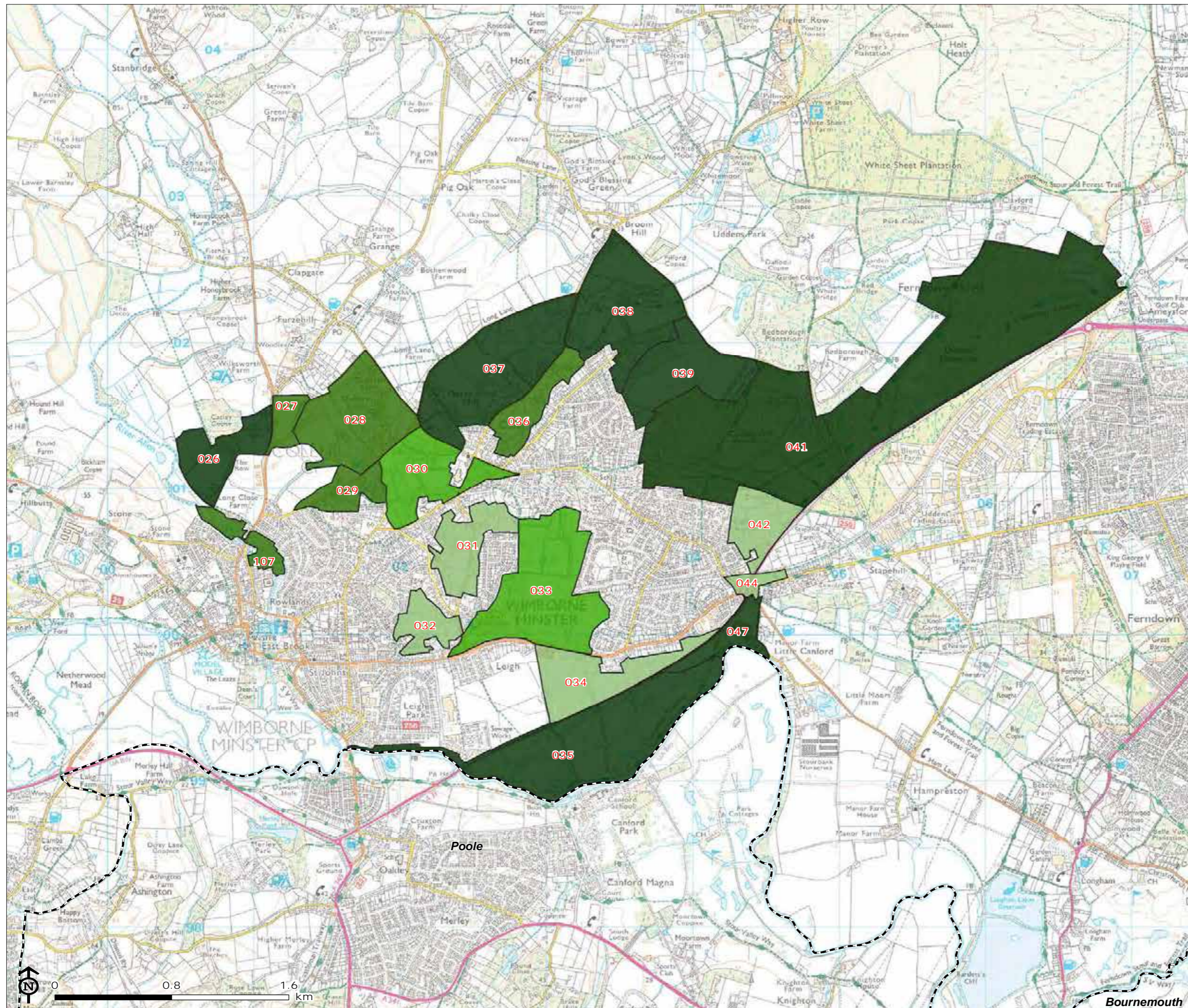
Figure 4.18: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 3 - Wimborne and
Colehill

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

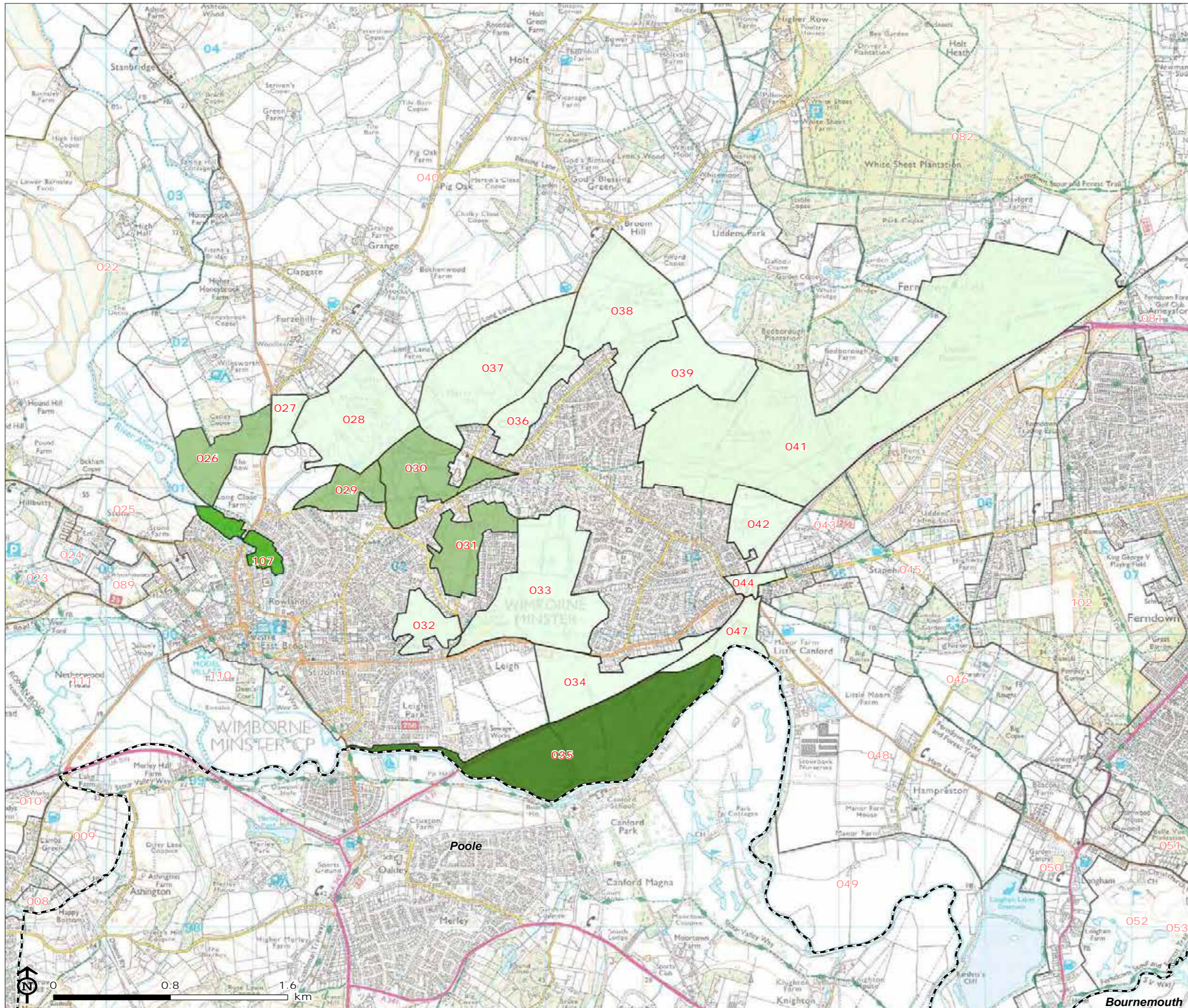


Map Scale @ A3: 1:25,500



Figure 4.19: Purpose 4 - To
preserve the setting and special
character of historic towns

Map Area 3 - Wimborne and
Colehill



--- District Boundary

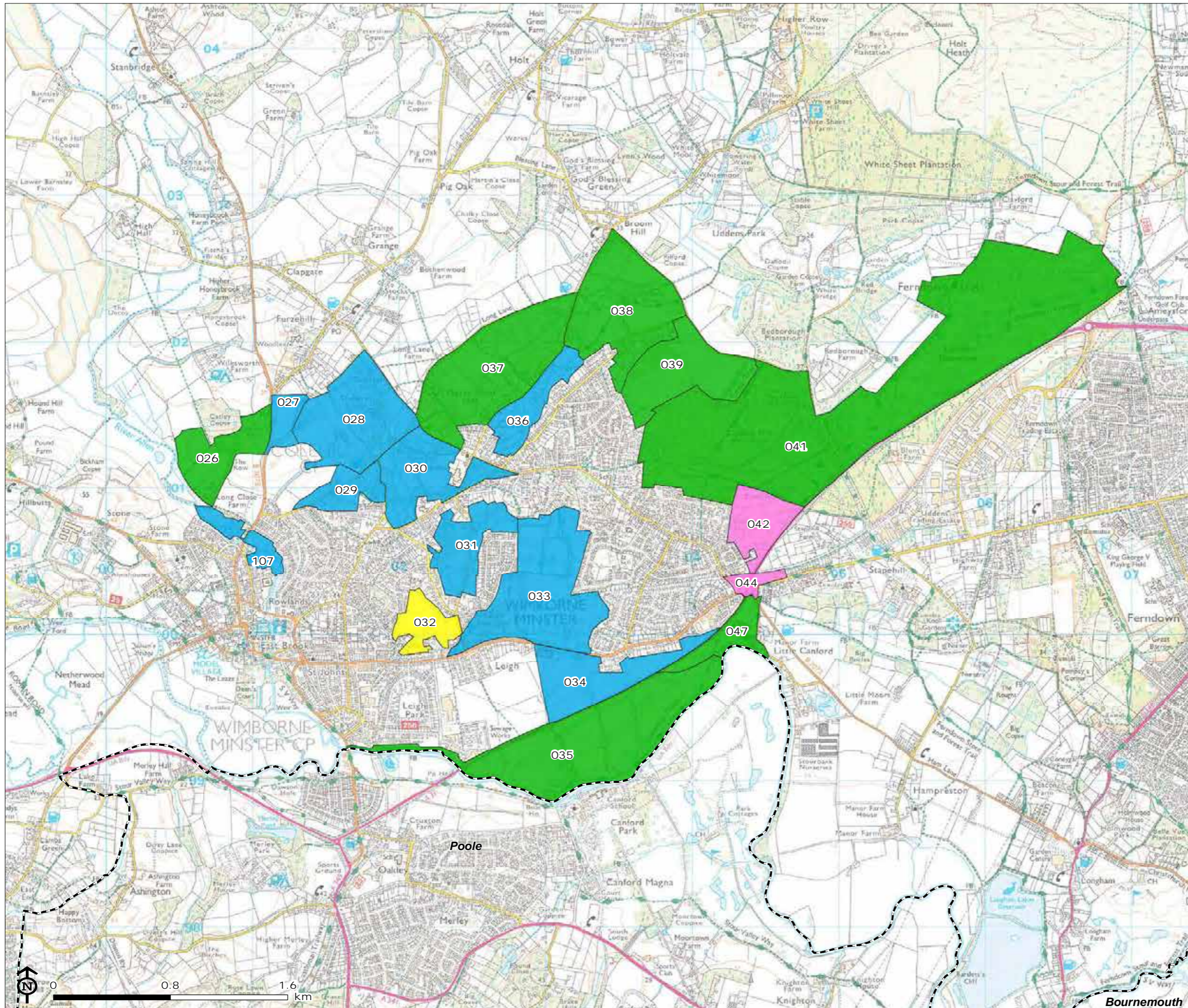
Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:25,500



Figure 4.20: Summary rating
Map Area 3 - Wimborne and
Colehill



--- District Boundary

	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:25,500



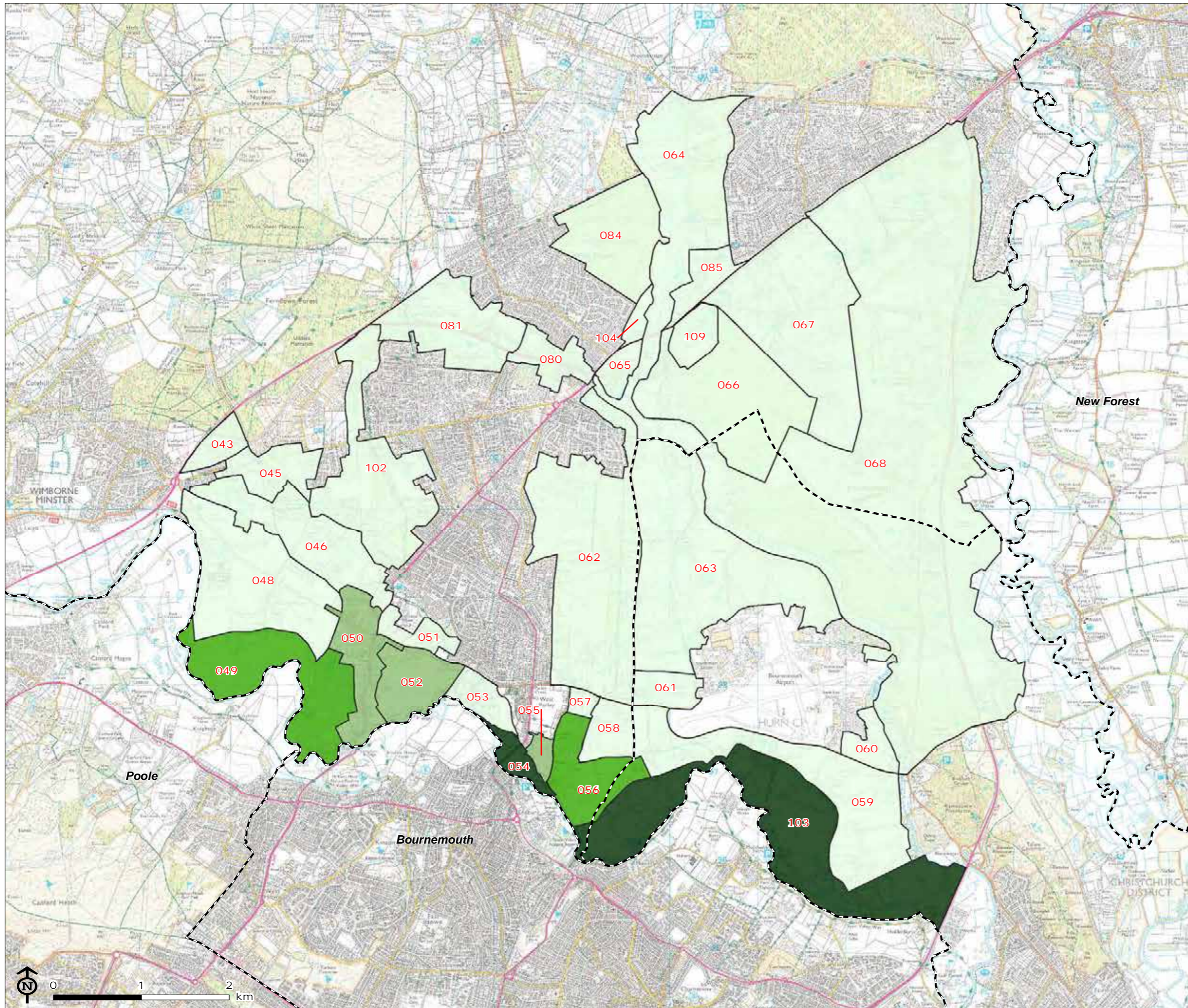
Figure 4.21: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 4 - Ferndown, West
Parley, West Moors and
Bournemouth Airport

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:42,500



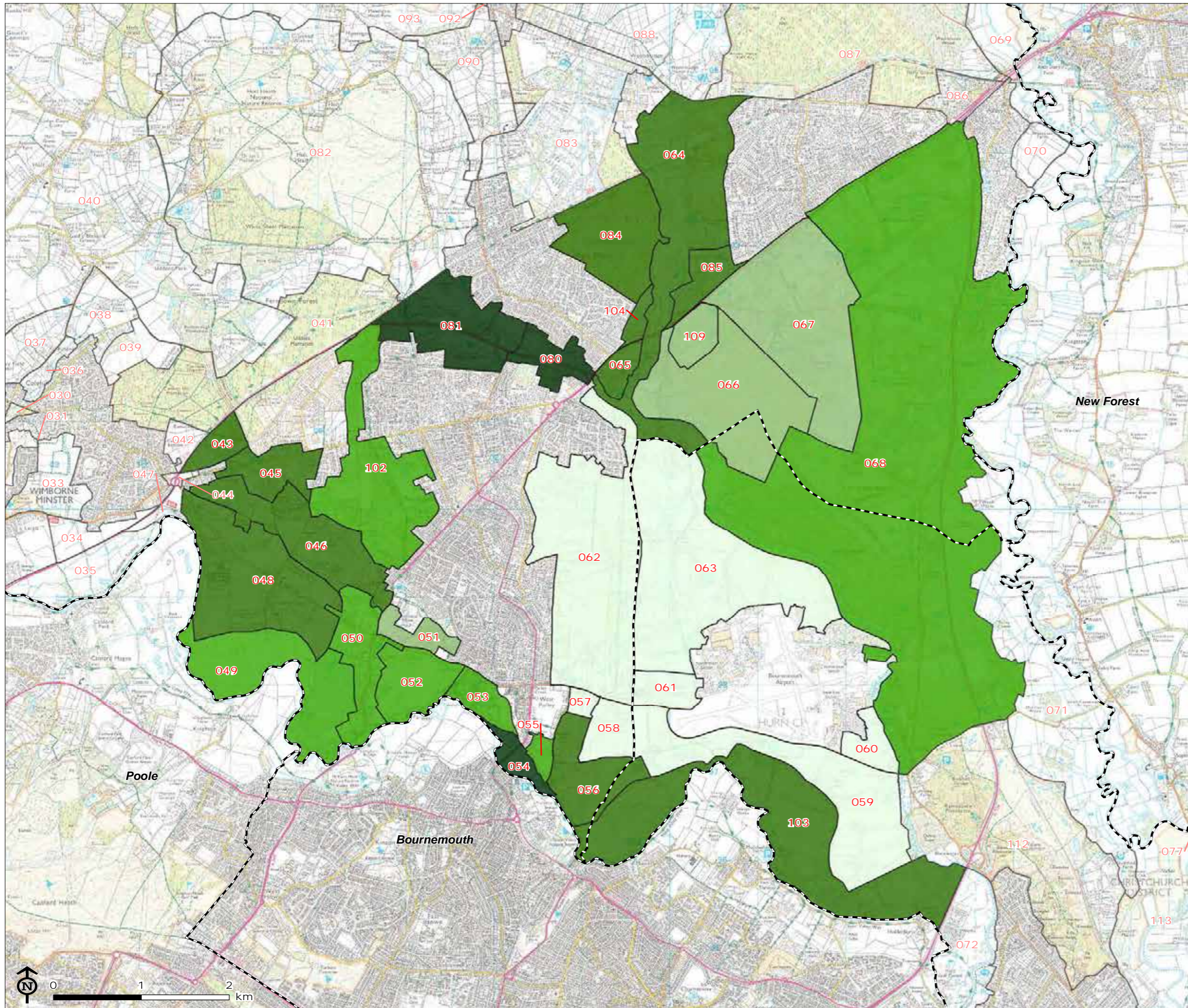
Figure 4.22: Purpose 2 - Prevent neighbouring towns merging into one another

Map Area 4 - Ferndown, West Parley, West Moors and Bournemouth Airport

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:42,500



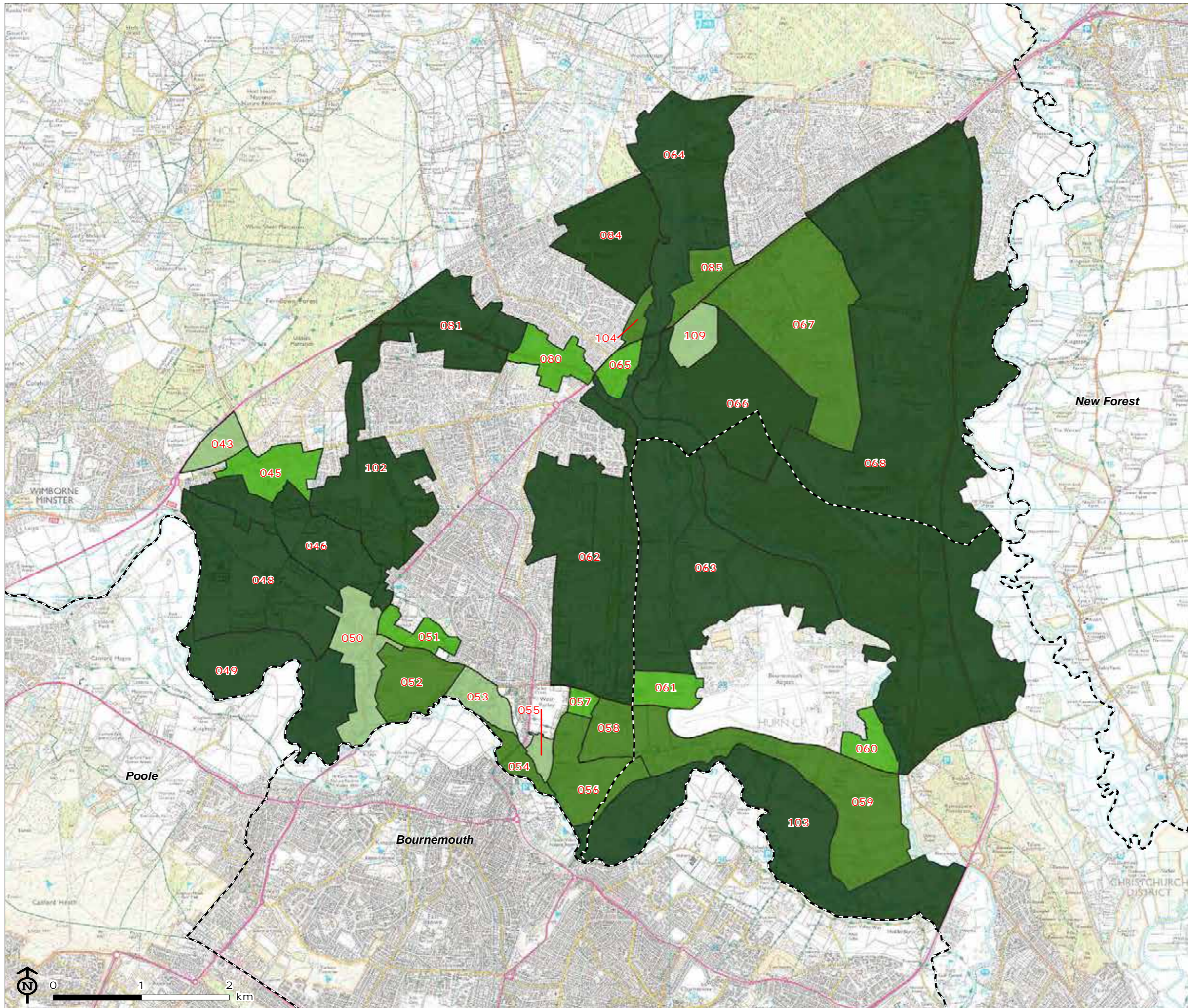
Figure 4.23: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 4 - Ferndown, West
Parley, West Moors and
Bournemouth Airport

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:42,500



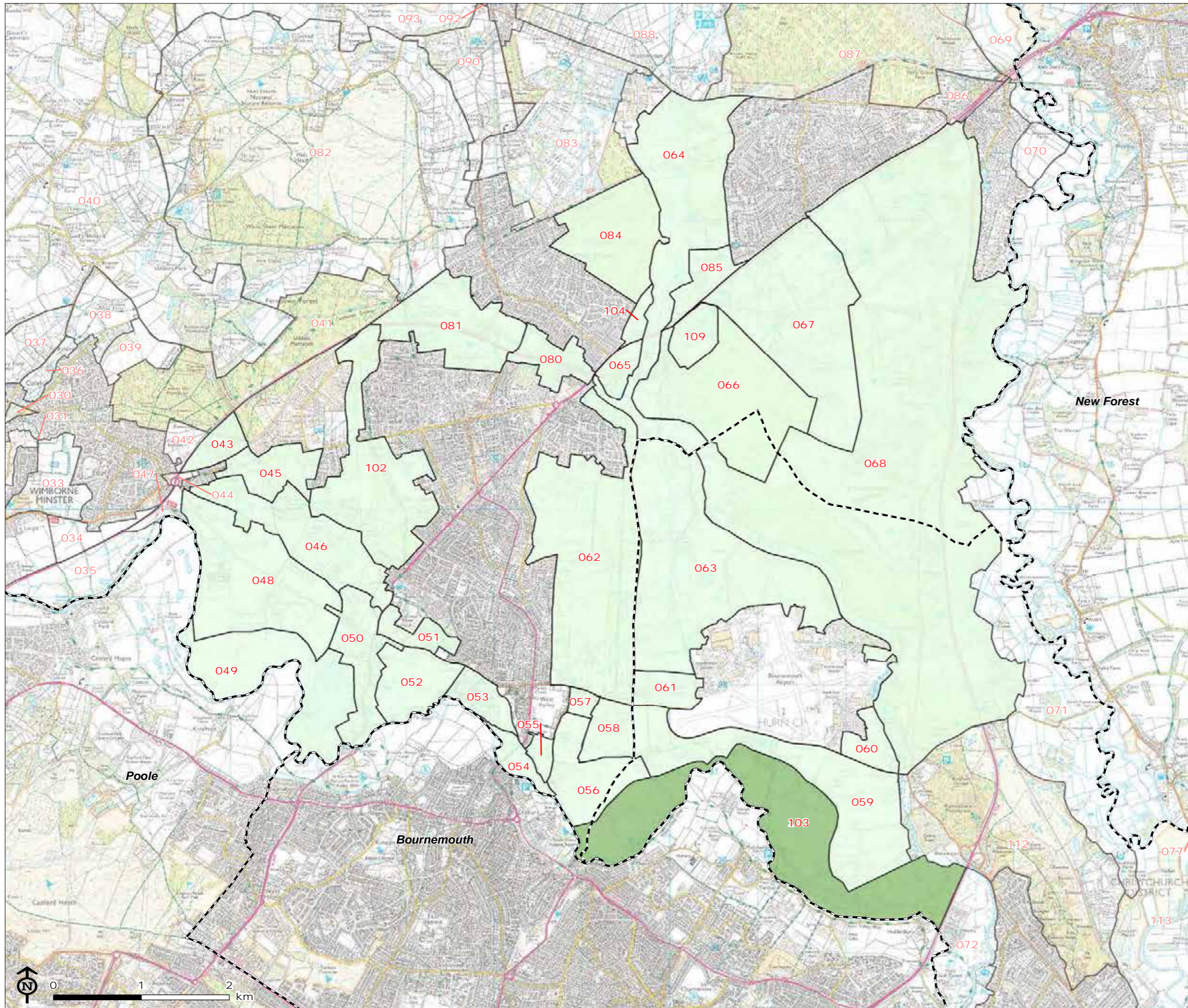
Figure 4.24: Purpose 4 - To preserve the setting and special character of historic towns

Map Area 4 - Ferndown, West Parley, West Moors and Bournemouth Airport

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

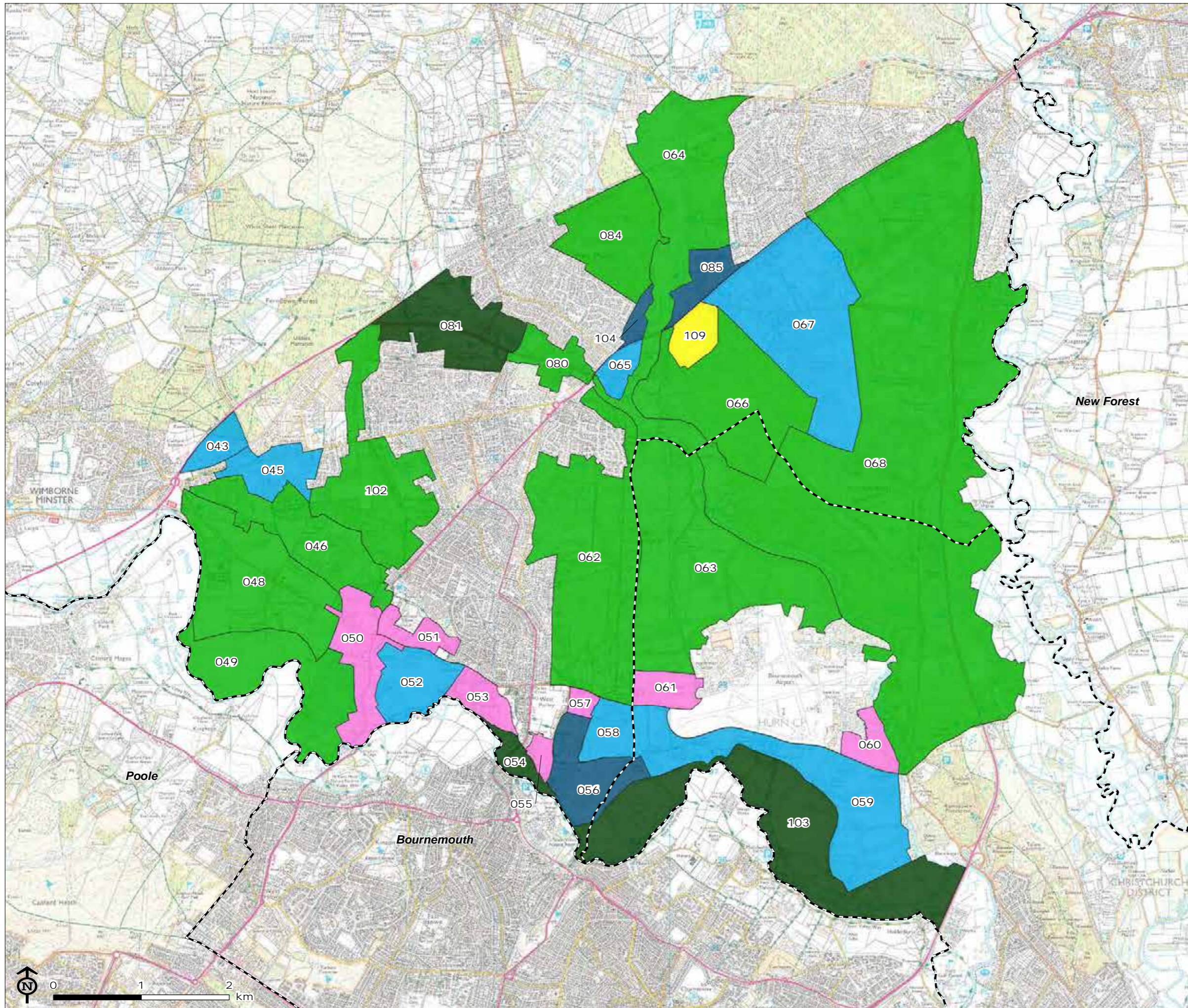


Map Scale @ A3: 1:42,500



Figure 4.25: Summary rating

Map Area 4 - Ferndown, West
Parley, West Moors and
Bournemouth Airport



--- District Boundary

	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:42,500



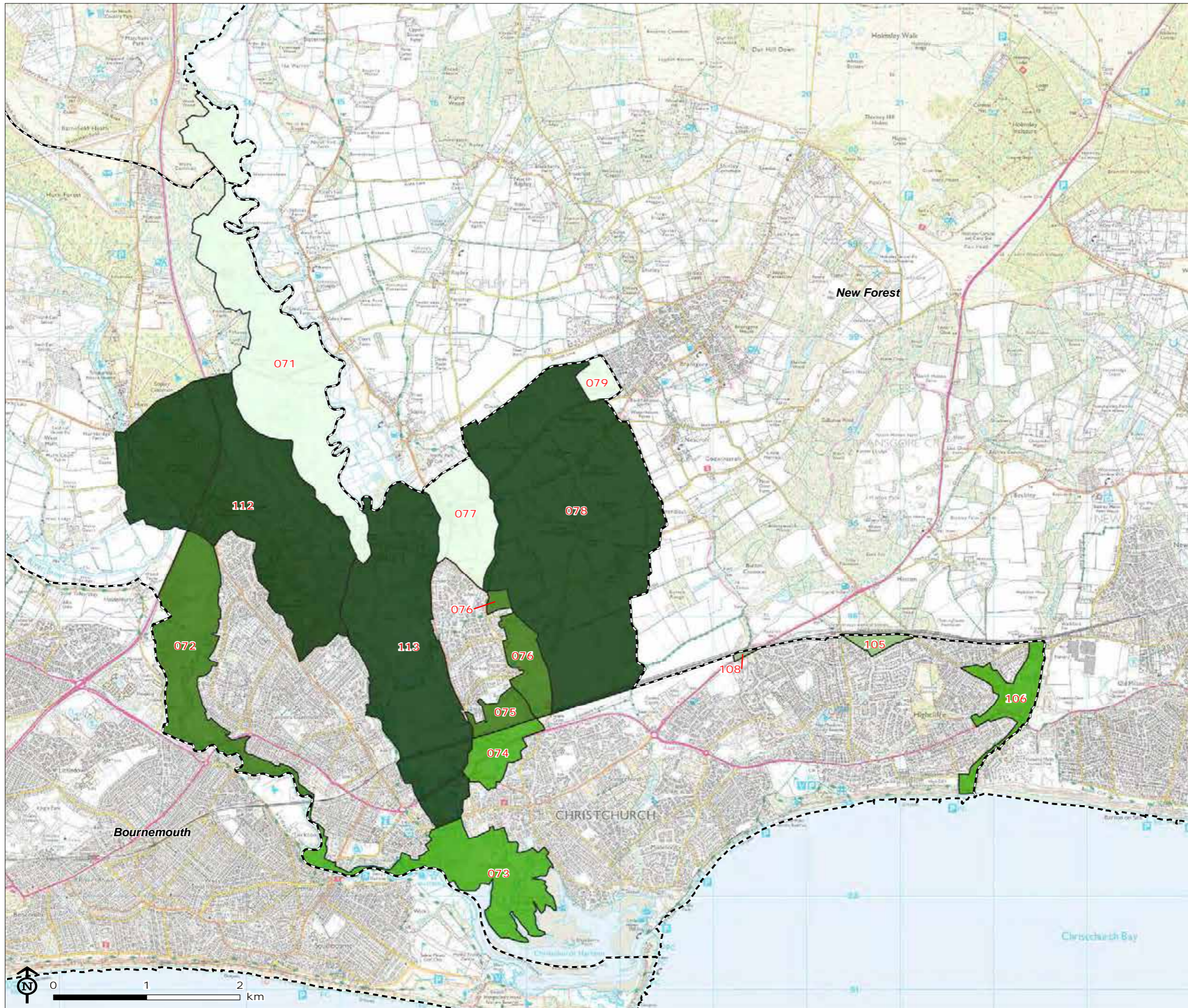
Figure 4.26: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 5 - Christchurch and
Burton

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:40,000



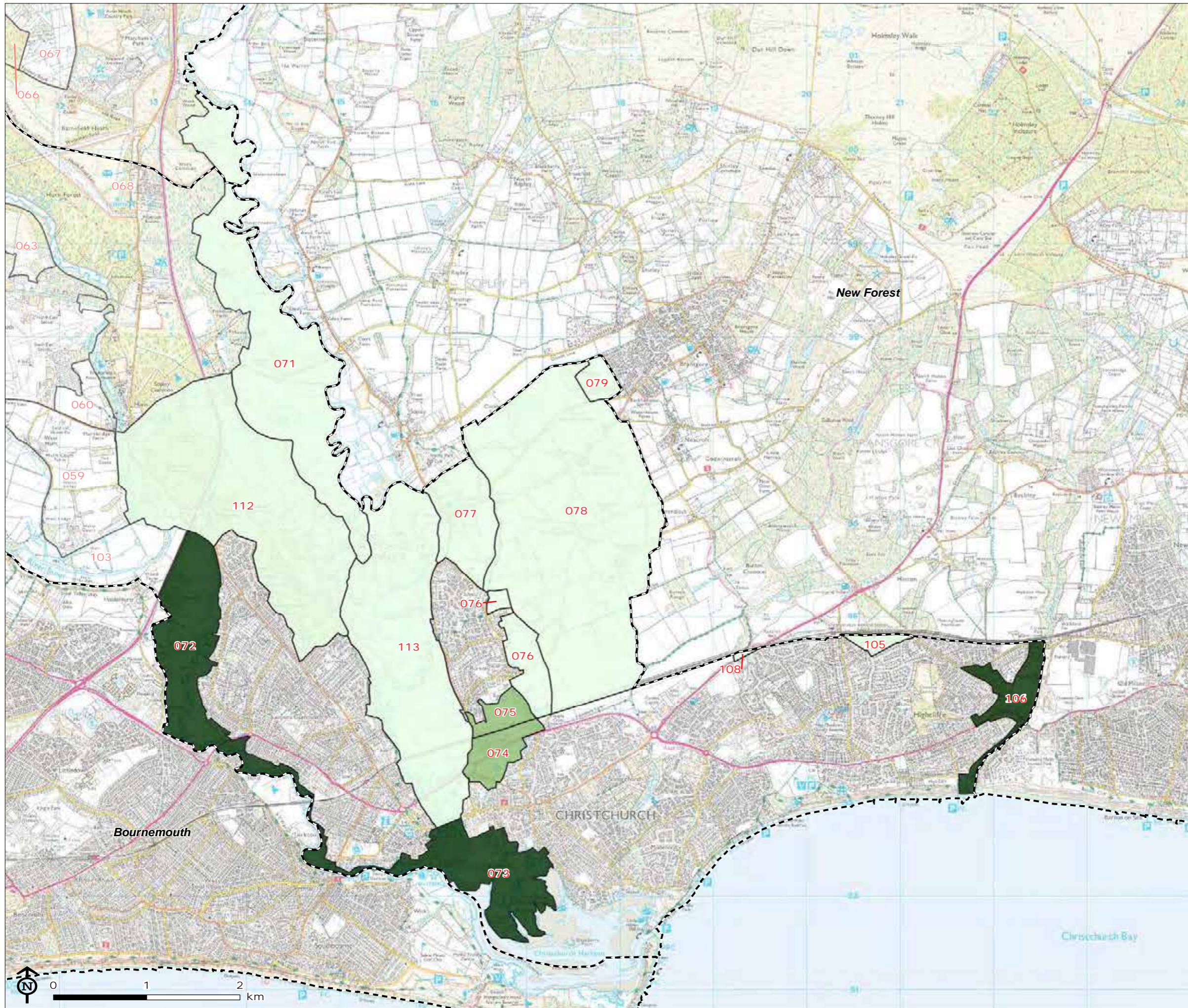
Figure 4.27: Purpose 2 - Prevent
neighbouring towns merging
into one another

Map Area 5 - Christchurch and
Burton

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Map Scale @ A3: 1:40,000



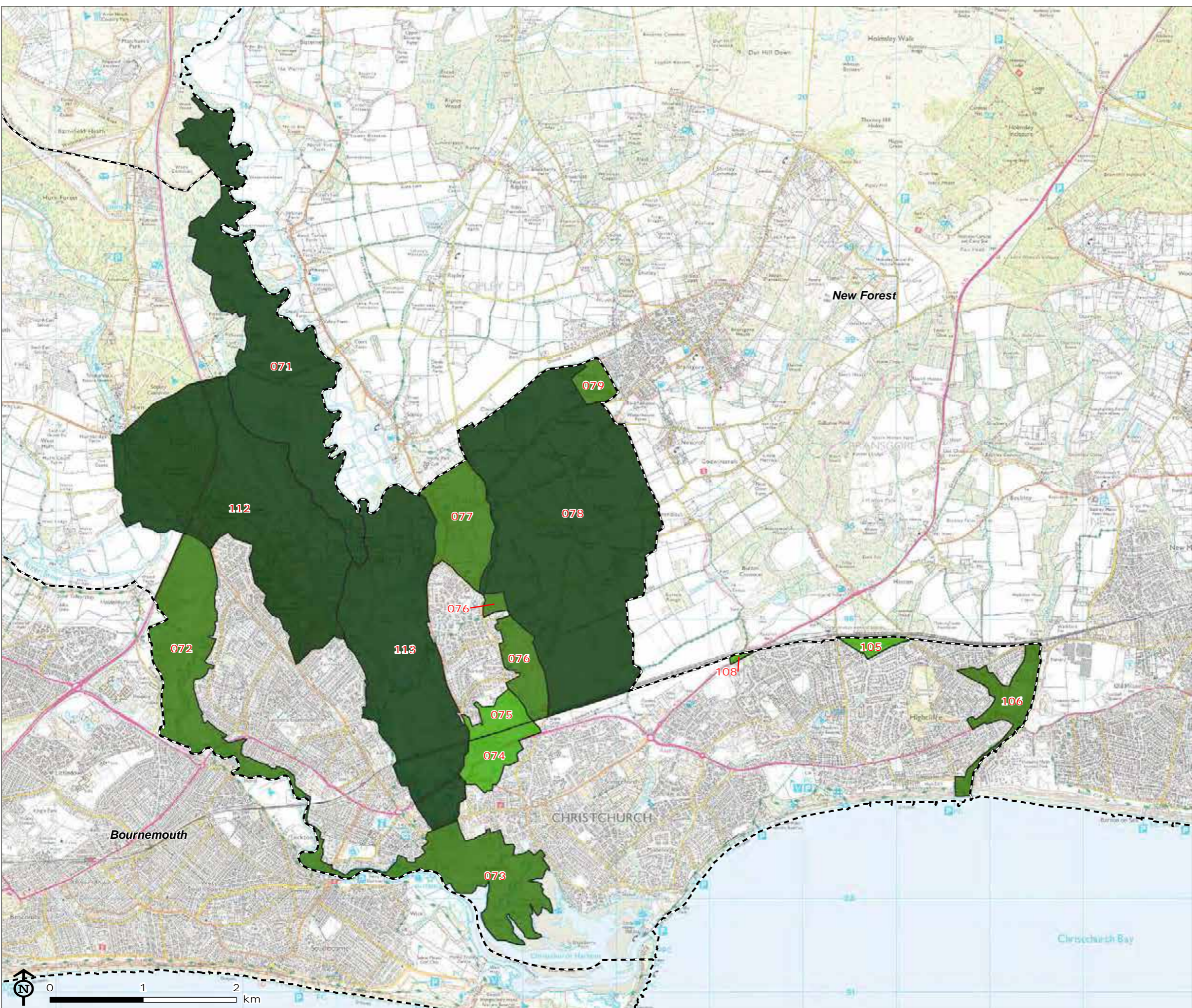
Figure 4.28: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 5 - Christchurch and
Burton

--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

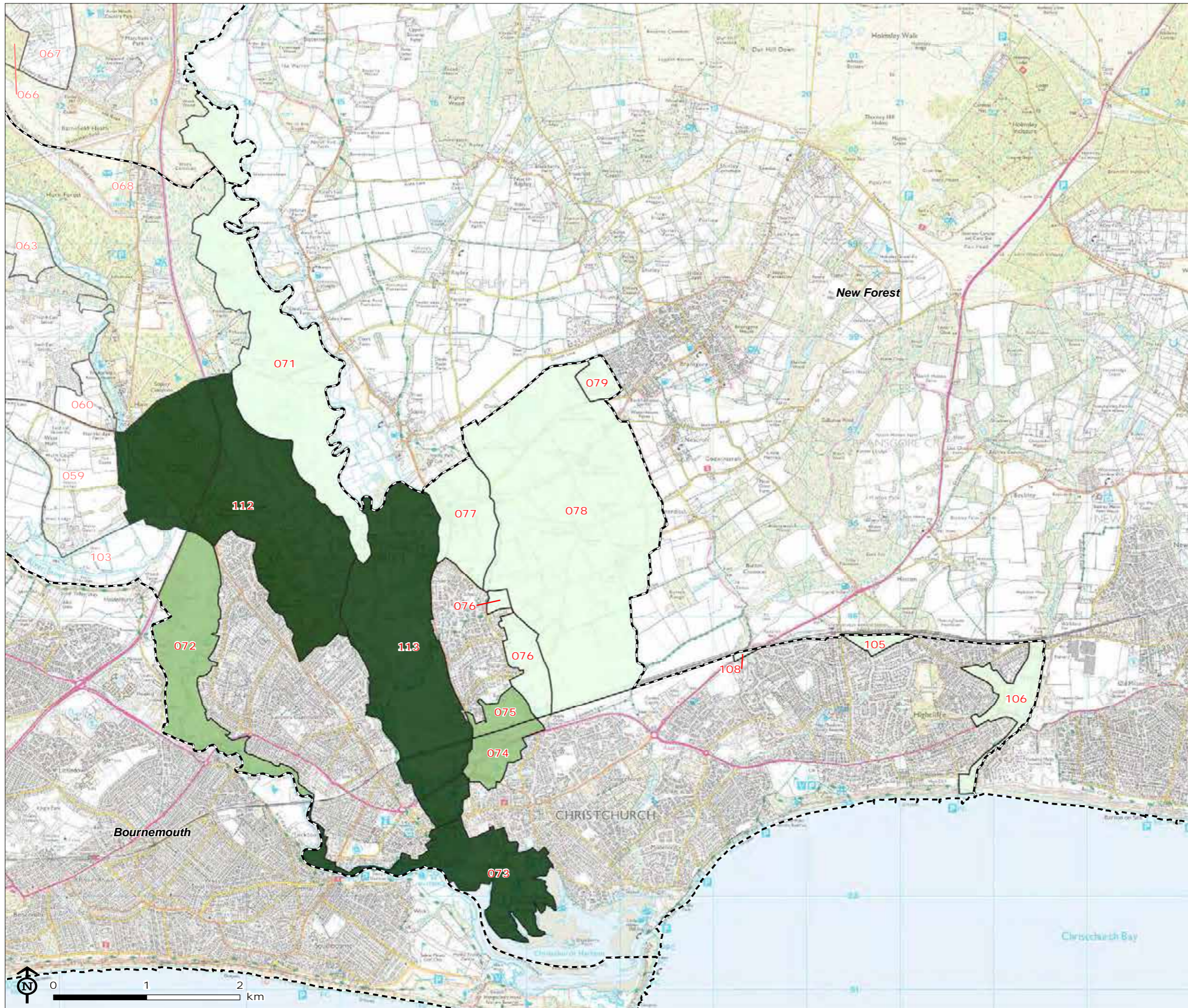


Map Scale @ A3: 1:40,000



Figure 4.29: Purpose 4 - To preserve the setting and special character of historic towns

Map Area 5 - Christchurch and Burton



--- District Boundary

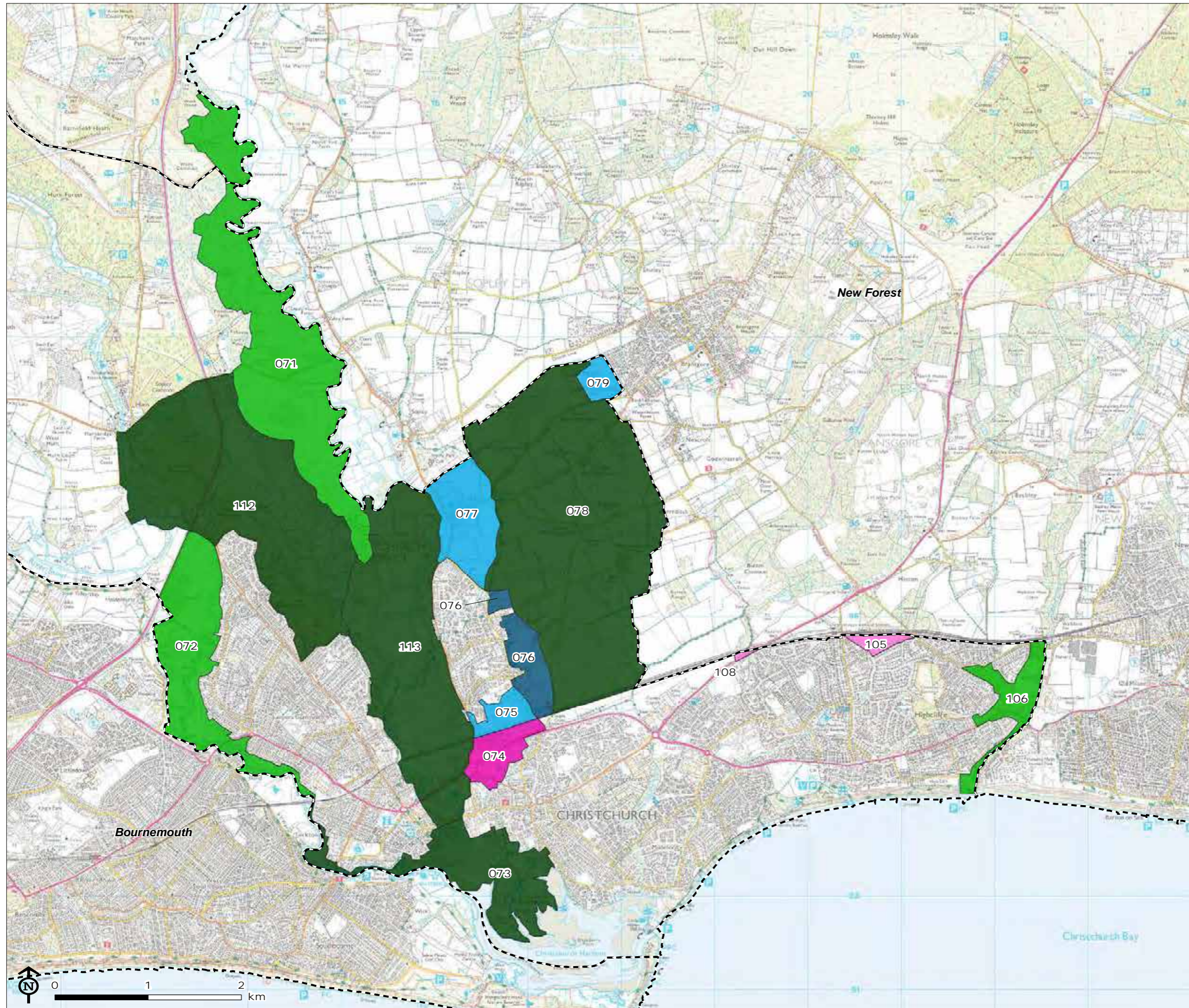
Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution










Map Scale @ A3: 1:40,000



Figure 4.30: Summary rating
Map Area 5 - Christchurch and
Burton



--- District Boundary

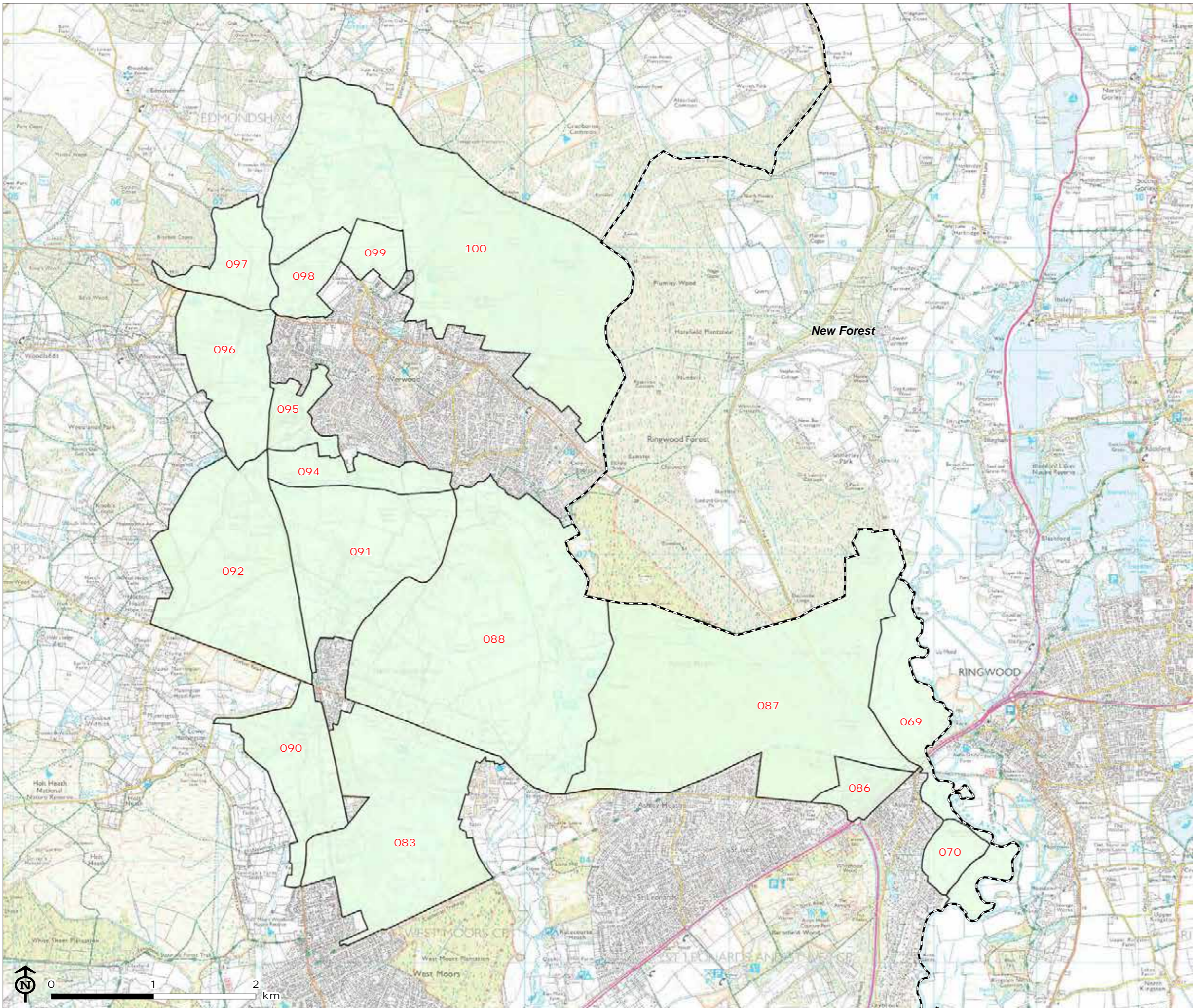
	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:40,000



Figure 4.31: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 6 - Three Legged
Cross and Verwood



--- District Boundary

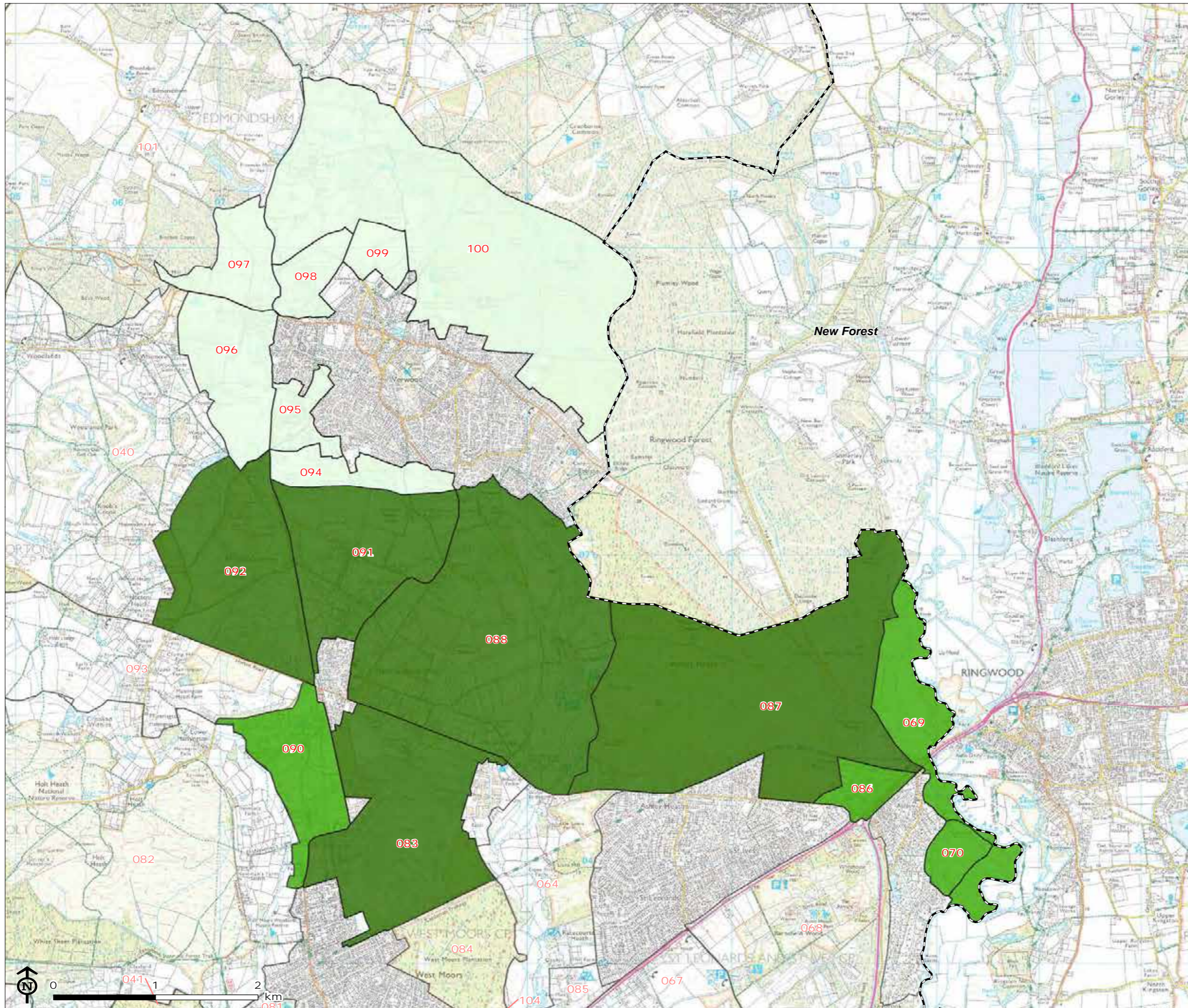
Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution



Figure 4.32: Purpose 2 - Prevent
neighbouring towns merging
into one another

Map Area 6 - Three Legged
Cross and Verwood



--- District Boundary

Rating

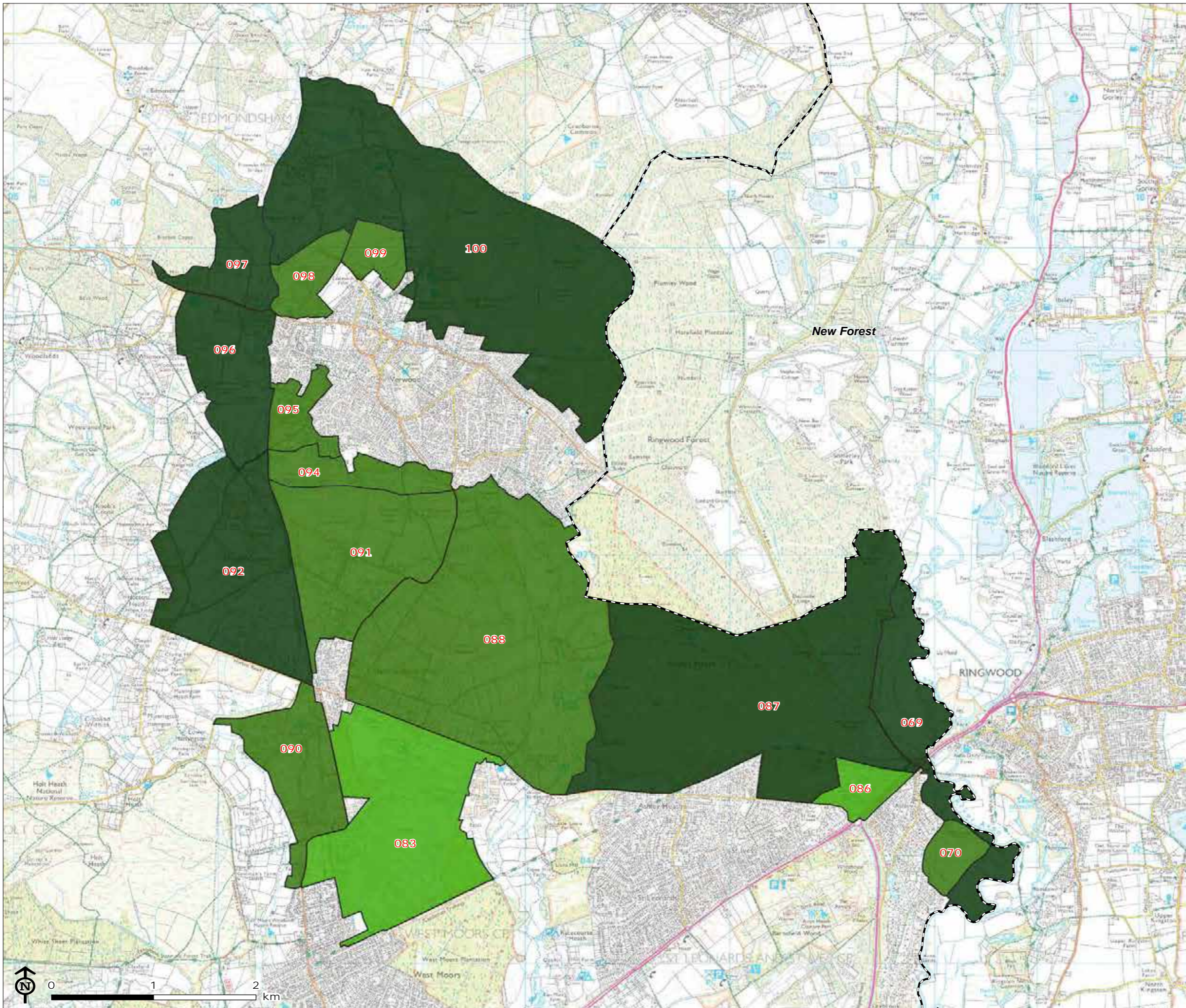
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:36,500



Figure 4.33: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 6 - Three Legged
Cross and Verwood



--- District Boundary

Rating

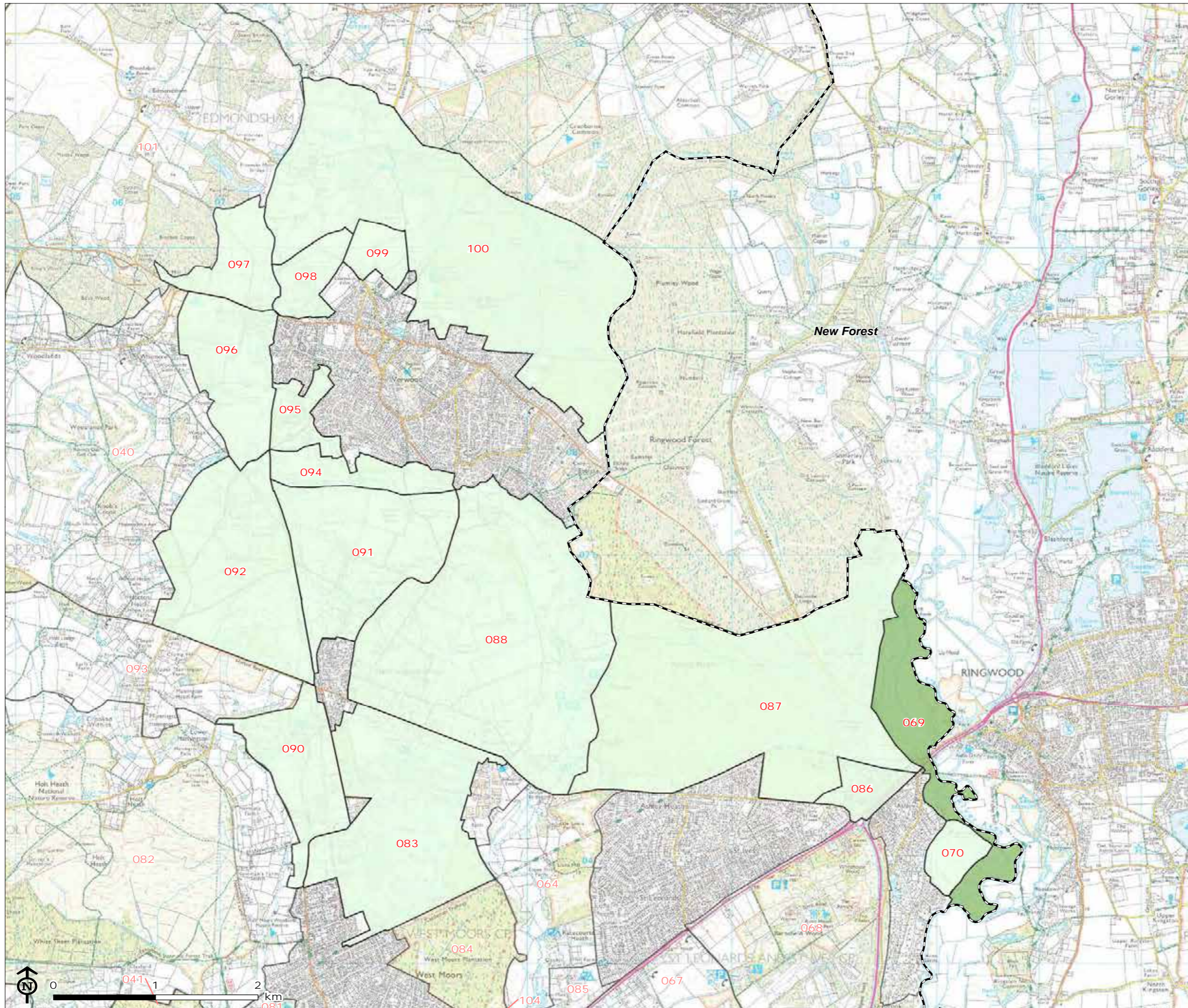
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:36,500



Figure 4.34: Purpose 4 - To
preserve the setting and special
character of historic towns

Map Area 6 - Three Legged
Cross and Verwood



--- District Boundary

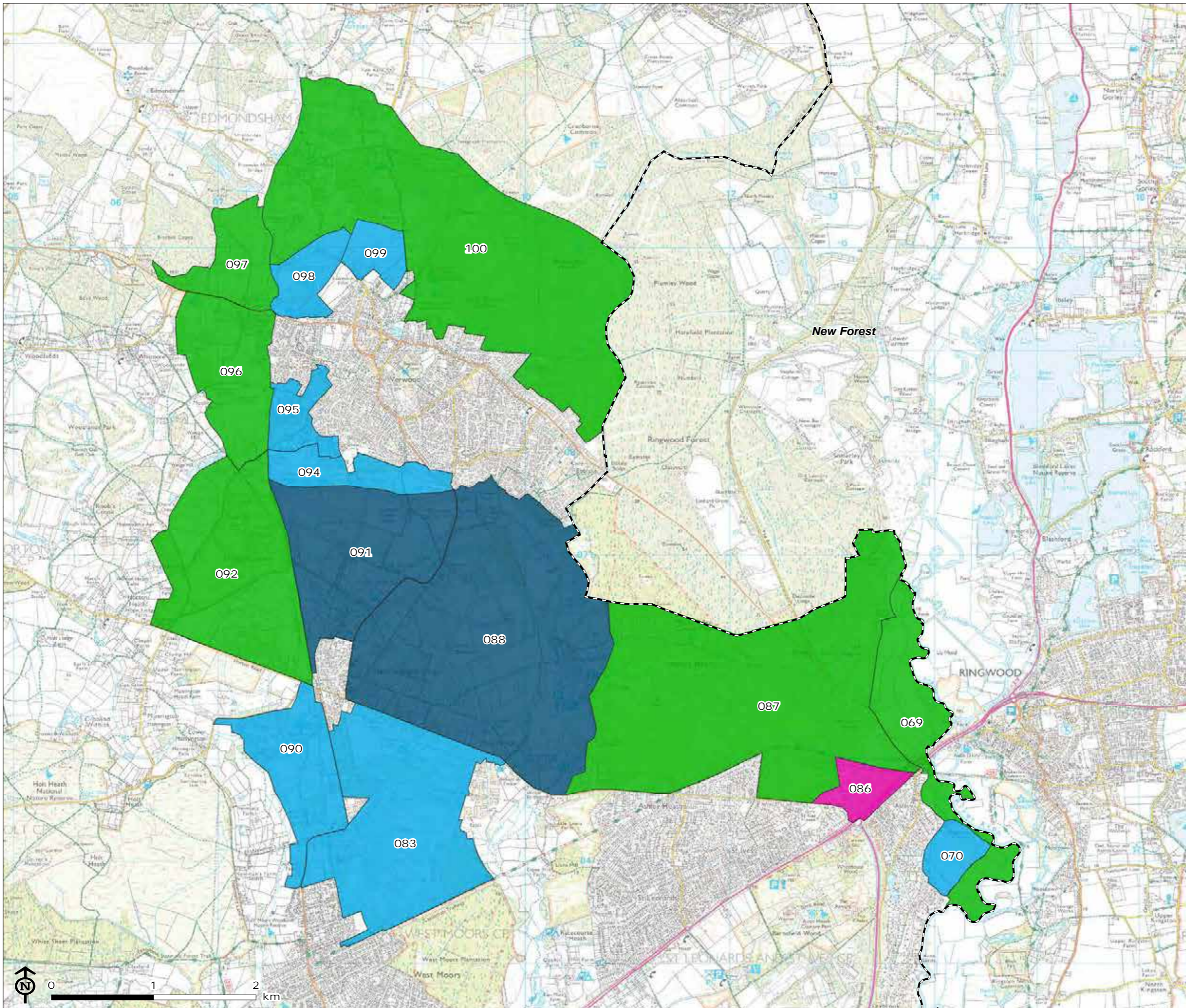
Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:36,500



Figure 4.35: Summary rating
Map Area 6 - Three Legged
Cross and Verwood



--- District Boundary

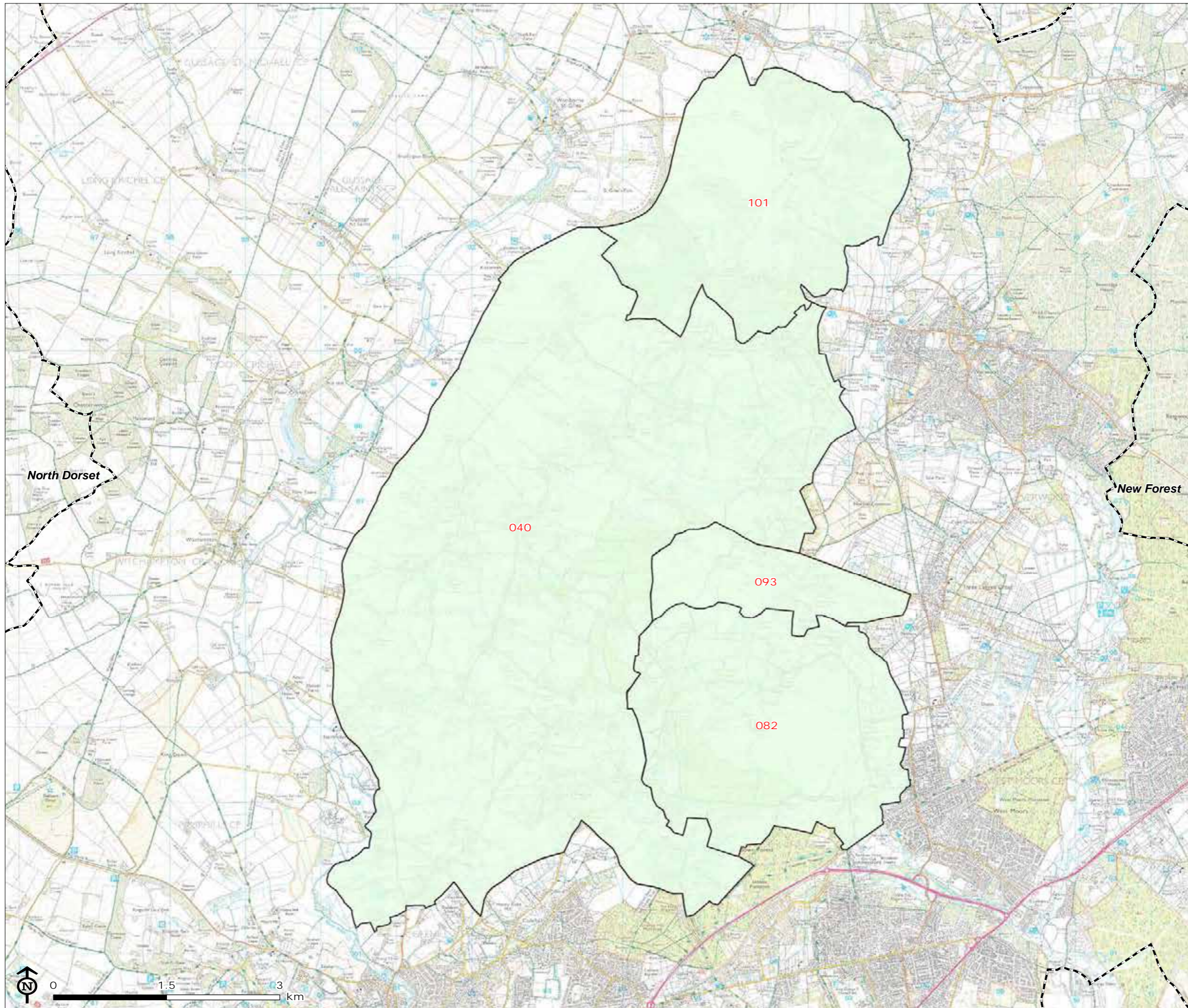
	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:36,500



Figure 4.36: Purpose 1 - Check
the unrestricted sprawl of large
built-up areas

Map Area 7 - The north-western
part of the Green Belt



--- District Boundary

Rating

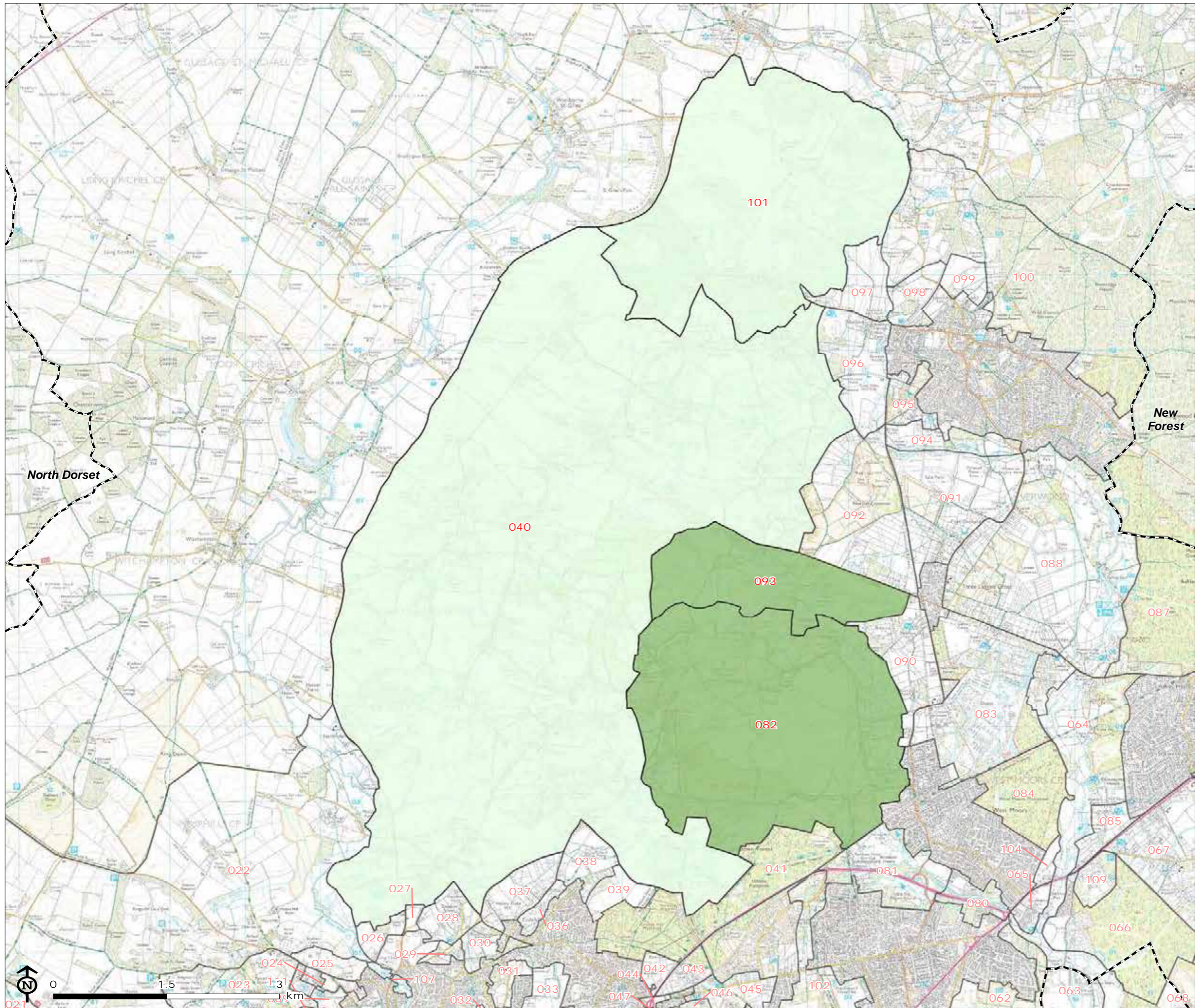
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:49,500



Figure 4.37: Purpose 2 - Prevent neighbouring towns merging into one another

Map Area 7 - The north-western part of the Green Belt



--- District Boundary

Rating

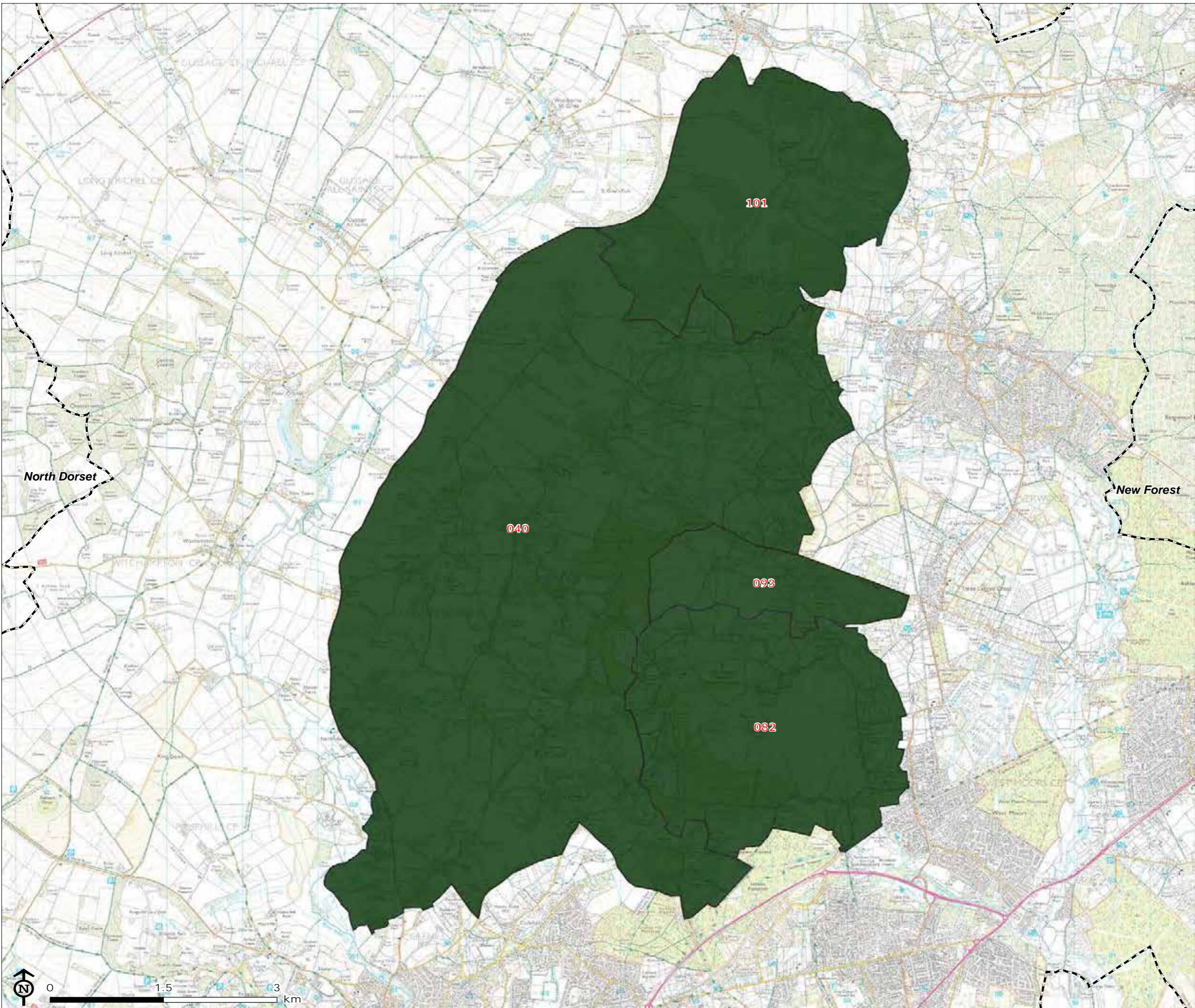
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:49,500



Figure 4.38: Purpose 3 - Assist
in safeguarding the countryside
from encroachment

Map Area 7 - The north-western
part of the Green Belt



--- District Boundary

Rating

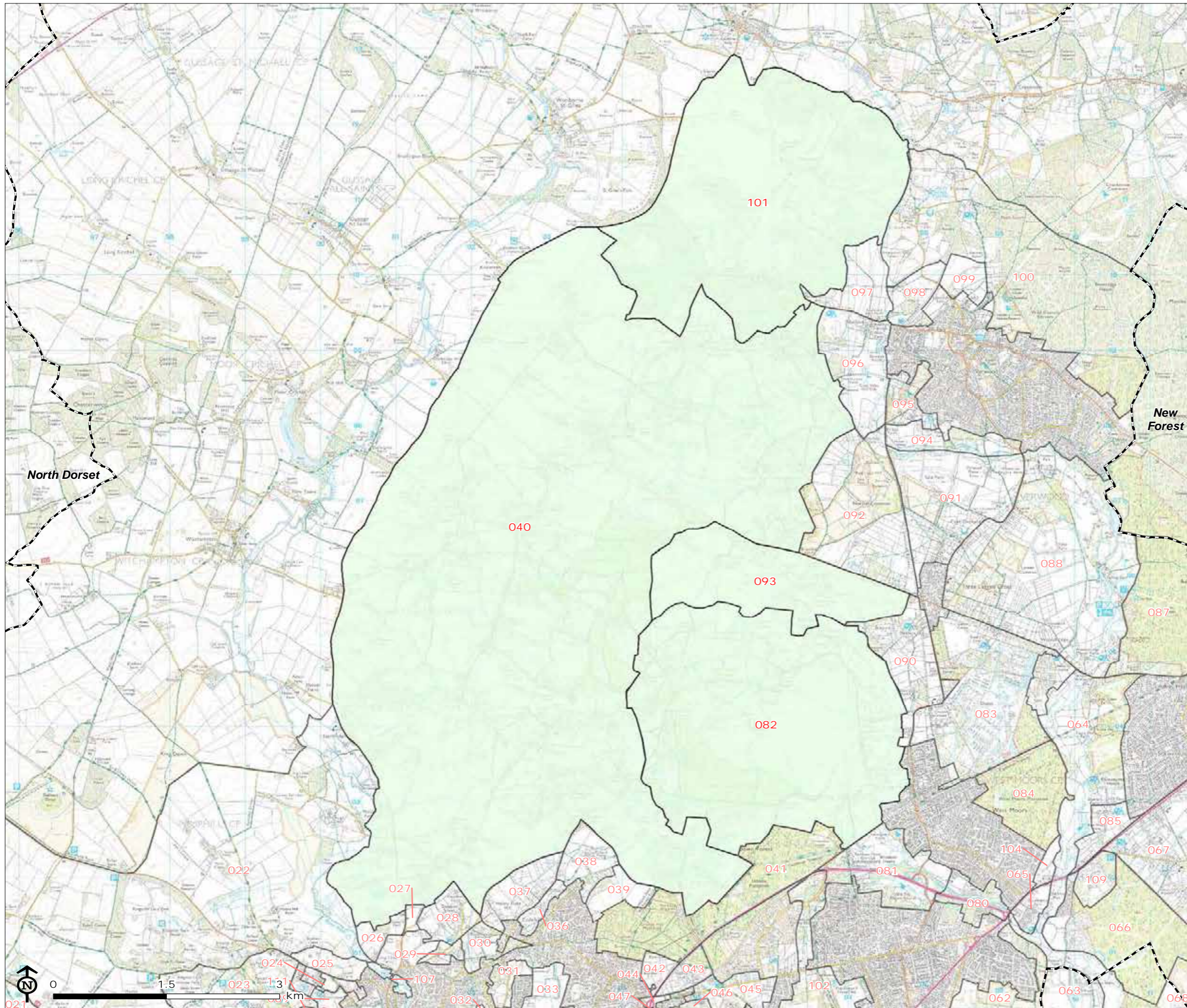
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

Map Scale @ A3: 1:49,500



Figure 4.39: Purpose 4 - To preserve the setting and special character of historic towns

Map Area 7 - The north-western part of the Green Belt



--- District Boundary

Rating

- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak or no contribution

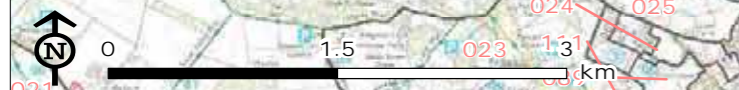
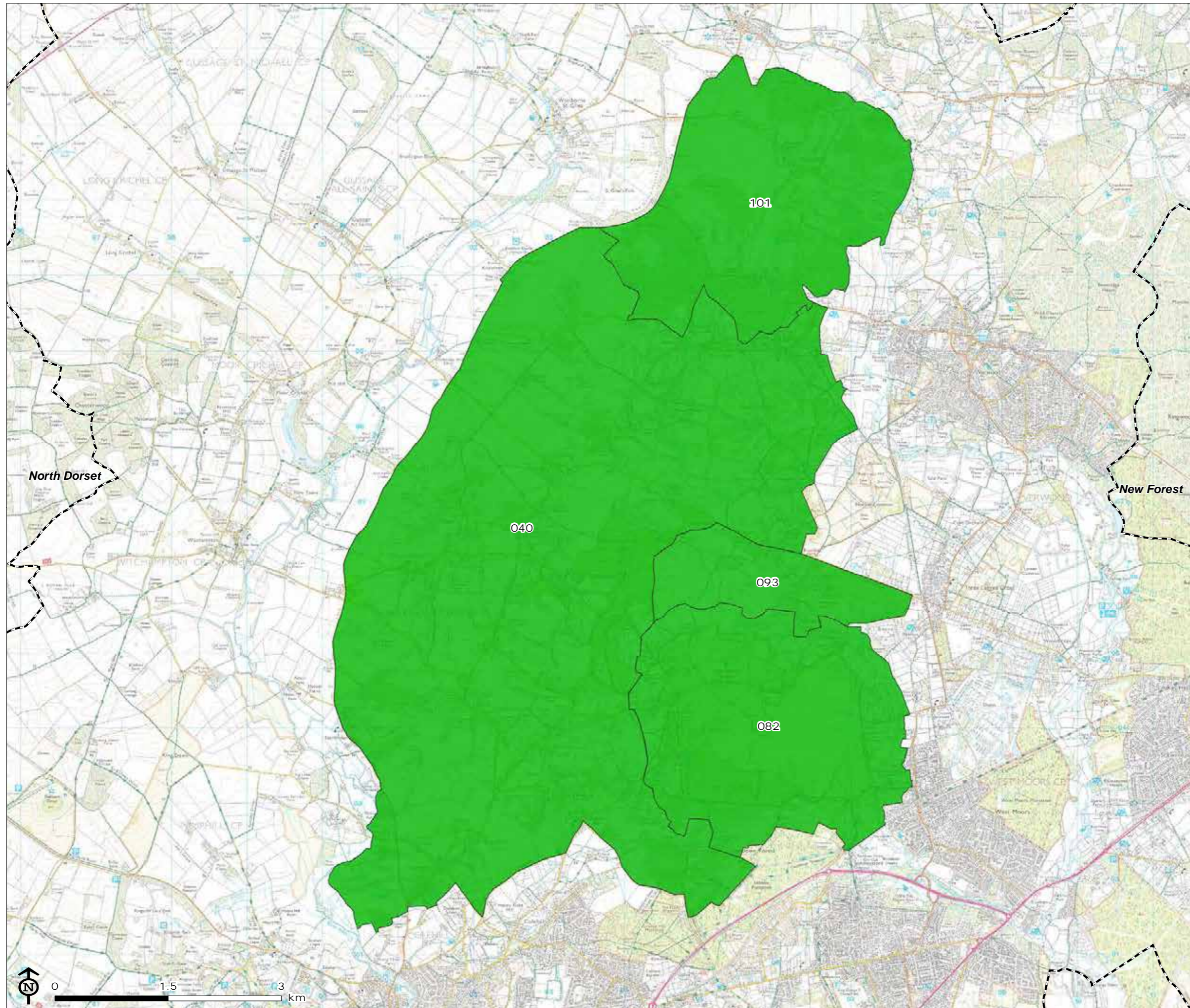











Figure 4.40: Summary rating
Map Area 7 - The north-western
part of the Green Belt



--- District Boundary

	Highest contribution rating	No. of purposes with highest rating
	Strong	>1
	Strong	1
	Relatively strong	>1
	Relatively strong	1
	Moderate	>1
	Moderate	1
	Relatively weak	>1
	Relatively weak	1
	Weak or no contribution	All

Map Scale @ A3: 1:49,500



5 Possible Next Steps

- 5.1 This final section suggests some possible next steps, in terms of how Christchurch and East Dorset might use the findings of this Stage 1 & 2 Assessment in the Local Plan preparation process. A Stage 3 assessment will be undertaken if the Councils decide to actively consider release of Green Belt land as part of the Local Plan Review.

Next Steps

- 5.1 Stage 2 of this study provides an assessment of how parcels perform against the Green Belt purposes. It does not assess the potential harm of removing land from the Green Belt. In order to understand the potential effects of removing land from the Green Belt it is necessary to consider three factors as part of the Stage 3 assessment:
1. How an area/site performs against the Green Belt purposes.
 2. The potential implications of removing an area/site from the Green Belt on neighbouring land and the integrity of the wider Green Belt. This is important as whilst an area/site may not make a significant contribution to the Green Belt in its own right, its location within the Green Belt may reduce the potential for harm to neighbouring Green Belt land.
 3. Any boundary issues associated with the removal of the land from the Green Belt.
- 5.2 This additional analysis can aid decisions on where the Green Belt could potentially be amended (in 'Green Belt' terms) to accommodate future development (should 'exceptional circumstances' be found to justify the release of Green Belt land).
- 5.3 Any release of land for development requires consideration of a wide range of factors that determine whether the proposed location is a sustainable location for development. Prior to undertaking the next stage of analysis (if required), it is proposed that the Councils provide LUC with a list of potential locations/sites where development is being considered. LUC will then undertake a detailed Green Belt review of these locations/sites taking into account the three factors outlined above. This review will also consider any representative scenarios for release (as required by the Council) i.e. this would consider the cumulative potential for harm related to releasing a group of adjacent parcels.
- 5.4 If the local authority / planning inspector is minded to agree to the removal of land from the Green Belt, there will be a need to minimise any harm to the remainder of the Green Belt. This will require careful masterplanning of the development to ensure that harm is minimised, ensuring Green Belt boundaries are defined, and that positive uses for the wider Green Belt are secured.

Making changes to the Green Belt

- 5.5 As noted in Section 2, the NPPF requires changes to the Green Belt to be made through the Local Plan process. This should include:
- i. demonstration of exceptional circumstances, such as unmet housing or employment land needs, that cannot be met elsewhere; and
 - ii. consideration of the need to promote sustainable patterns of development, considering a range of local, regional and national issues such as economic growth, health and wellbeing, accessibility and biodiversity, cultural heritage and climate change resilience, as well as an assessment against Green Belt purposes.

- 5.6 A common interpretation of the policy position is that, where necessitated by development requirements, plans should identify the most sustainable locations, unless outweighed by adverse effects on the overall integrity of the Green Belt according to an assessment of the whole of the Green Belt based around the five purposes¹⁸. In other words, the relatively poor performance of the land against Green Belt purposes is not, of itself, an exceptional circumstance that would justify release of the land from the Green Belt.
- 5.7 In developing the 'exceptional circumstances' case it will be necessary to look at the objectively assessed needs for development and consider whether these needs can be accommodated without releases from the Green Belt.
- 5.8 The Housing White Paper (2017) sets out a number of options that Local Authorities have to demonstrate they have considered before proposing to amend their Green Belt boundaries, these include:
- making effective use of suitable brownfield sites and the opportunities offered by estate regeneration;
 - the potential offered by land which is currently underused, including surplus public sector land where appropriate;
 - optimising the proposed density of development; and
 - exploring whether other authorities can help to meet some of the identified development requirement.
- 5.9 Should Christchurch and East Dorset Council decide to release land from the Green Belt, we recommend that outline policy guidance or masterplans are prepared as part of or following on from the Local Plan process. These masterplans should draw on the findings of this Green Belt Study to indicate precise development areas, new defensible Green Belt boundaries (existing or new features) and appropriate development heights and densities. Such an approach, together with specific policies for the development of the land, would help to engender public confidence and support, as well as mitigate harm to the remaining Green Belt.

Encouraging positive use of land in the Green Belt

- 5.10 The purposes of Green Belt do not make any reference to the quality or use of land falling within the designation, but the NPPF, at paragraph 81, states that:
- “Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”*
- 5.11 As part of its recent White Paper on housing policy, the government has proposed that local authorities should seek to 'offset' the removal of land from the Green Belt by way of 'compensatory improvements to the environmental quality or accessibility of remaining Green Belt land'. This could be achieved through legal agreements in conjunction with the release of land and planning consent for development
- 5.12 Careful consideration therefore needs to be given to the potential opportunities for enhancing the value of Green Belt land. Key strategic objectives could include:
- To promote positive uses that realise the potential to improve the quality and accessibility of the land whilst maintaining the purposes of the Green Belt.
 - To improve the quality of life local residents and visitors through enhanced access to the countryside.

¹⁸ Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisory Service (PAS), 2015 (<http://www.pas.gov.uk/documents/332612/1099309/Planning+on+Your+Doorstep++++The+Big+Issues+Green+Belt.pdf/bb5fcd90-fa29-42a0-9dd9-82b27a43f72f>)

- To conserve and enhance the biodiversity value.
- To improve the linkages between existing and potential accessible open land for people and wildlife.
- To create attractive destinations for daytrips and holidays, for visitors, tourists and the local population.
- To support initiatives that contribute to sustainable development, including renewable energy, floodwater retention and water gathering areas.

Safeguarded land

- 5.13 Paragraph 85 of the NPPF indicates that, when defining Green Belt boundaries, Local Planning Authorities should, where necessary, identify areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. No further guidance is provided on the circumstances where safeguarded land may be necessary.
- 5.14 On the basis of current trends, if there are likely to be unmet housing needs beyond the plan period, then land should be safeguarded. We recommend that Christchurch and East Dorset considers the need for safeguarded land. Where areas of the Green Belt are identified as being suitable for release in this plan period, parts of them may be retained as safeguarded land. The location of such areas should be informed by this study alongside other evidence.